

# HUNTERS®

HERE TO GET *you* THERE

**19 Balmoral Drive, Knottingley, WF11 8RQ**

**£185,000**

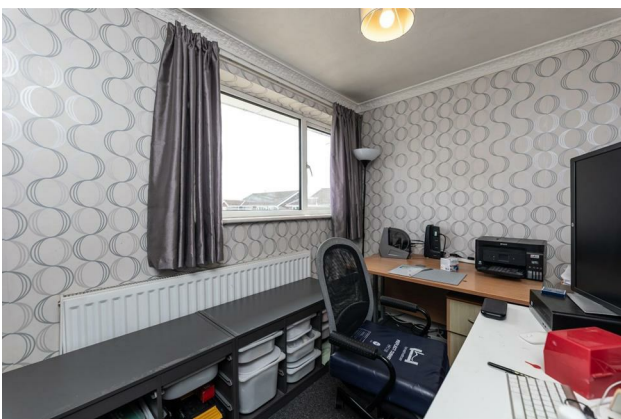
**Property Images**



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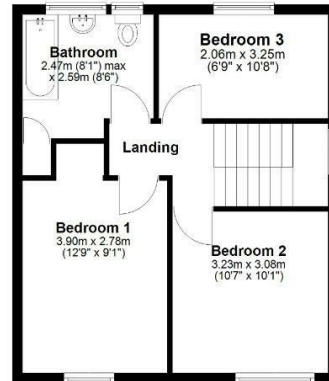
### Ground Floor

Approx. 69.1 sq. metres (743.3 sq. feet)



### First Floor

Approx. 43.3 sq. metres (465.6 sq. feet)

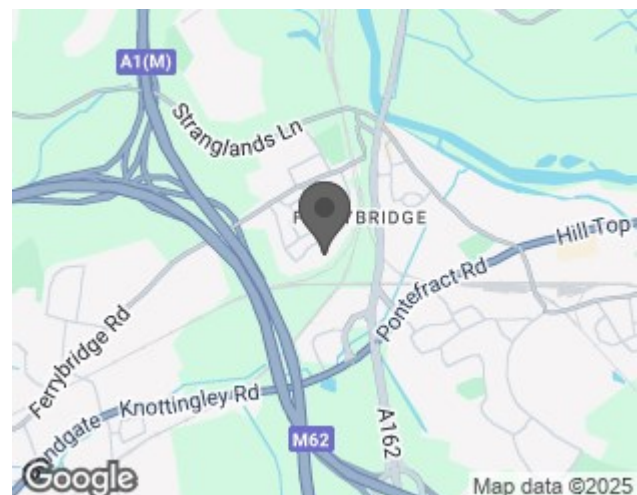


Total area: approx. 112.3 sq. metres (1208.8 sq. feet)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

HUNTERS are proud to present to the market this three bedroom semi detached property in the sought after town of Knottingley. Benefiting from spacious living throughout, off street parking, a beautifully landscaped garden space complete with stone tiles to create the perfect seating space to enjoy the summer season!

## Features

- Semi detached • Three bedrooms • Modern and spacious throughout • Generously sized conservatory • Beautifully landscaped rear garden • Garage and EV charger • Ample off street parking for multiple vehicles • Freehold • EPC rating C • Council tax band A