



## 27 Oak Tree Crescent, Knottingley, WF11 0EW

Step inside this beautifully presented 3-bedroom Detached home in the heart of Knottingley. This three-bedroom detached property with garage offers contemporary living at its finest, perfect for families or professionals seeking a blend of style and comfort.

As you enter, you are greeted by a bright and spacious hallway that leads to an inviting reception room, kitchen and sleek downstairs toilet, ideal for guests. The living areas boasting ample natural light and seamless access to the private garden—a perfect space for outdoor entertaining or relaxation.

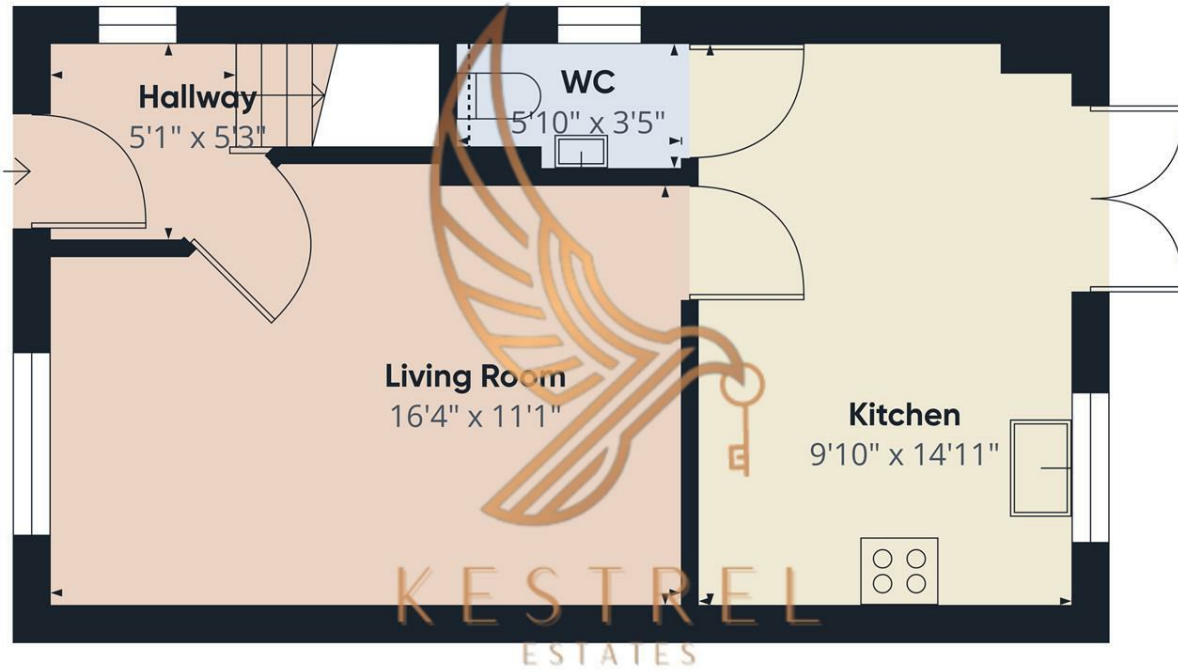
The Stylish kitchen equipped all the appliances needed, ample storage, and space for dining. Upstairs, you'll find three bedrooms. The master bedroom benefits from a en-suite bathroom, while the other two bedrooms share a contemporary family bathroom.

This property also offers the convenience of a private driveway, providing secure parking for two vehicles. Situated in a quiet and well-maintained estate, this home offers both privacy and community, with local amenities and excellent transport links just a short distance away.

This is an opportunity not to be missed—schedule a viewing today.

**£220,000**

- Three Bed Detached Home
- Stunning Kitchen Leading onto the Garden
- Spacious Modern Interior
- Downstairs WC
- Detached Garage & Off Road Parking for 2 Cars
- Private Rear Garden with Patio Area
- Close to Local Amenities
- Great Opportunity for First-time Buyers or Growing Families



Floor 0

Approximate total area<sup>1)</sup>  
391.05 ft<sup>2</sup>

Reduced headroom  
0.86 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	