



Lyng Court, Knottingley, West Yorkshire

Three double bedrooms | Integral garage | Side-by-side parking | En-suite | Modern kitchen and dining area | Amenities nearby | Excellent transportation links | Quiet cul de sac location

3 Bedroom Townhouse | Asking Price: **£200,000**

Rosedale
& Jones

Lyng Court, Knottingley, West Yorkshire

DESCRIPTION

A stylish and spacious modern home, featuring three generously sized bedrooms, including a master with ensuite, and ample parking for up to three vehicles.

Key Features

- Three double bedrooms
- Integral garage
- Side-by-side parking
- En-suite
- Modern kitchen and dining area
- Amenities nearby
- Excellent transportation links
- Quiet cul de sac location



LOCATION

Located in the heart of Knottingley, Lyng Court offers excellent access to local amenities, transport links, and schools, making it an ideal choice for families and commuters alike. A variety of shops, supermarkets, and eateries are just moments away, ensuring everyday essentials are always within easy reach. The area boasts superb connectivity, with the A1(M) and M62 close by for effortless travel to Leeds, Wakefield, and beyond. Knottingley train station is also nearby, providing direct rail links for added convenience. Families will appreciate the selection of well-regarded schools in the area, making this a fantastic location to call home.

EXTERIOR

Front

Low maintenance, with an upgraded, side-by-side resin driveway that can comfortably accommodate two vehicles. There is also additional parking available via the integral garage.

Rear

A lovely low-maintenance rear garden which is enclosed on all sides. The space is very secure and ideal for pets or young children. The garden does enjoy a few fruit trees too - lovely in the summer months!Note: Nothing overlooking to the rear.

INTERIOR - Ground Floor

Entrance Hallway

Very open, with space for coats and shoe storage. A "frosted Double Glazed composite exterior door to the front aspect and a Central Heated radiator.

W/C

A wash basin with splash back tiling and a w/c. Central Heated radiator and an extractor fan with isolation switch.

Kitchen & Dining Room

4.29m x 2.63m

This modern kitchen installation benefits from lots of unit storage and enough floor space to support a four-seated dining set. Supported appliances include: an electric oven, with four gas 'ring' hobs with a fitted extractor fan above, a free-standing fridge freezer, and a washing machine. Other features include: soft close drawers, wall tiling and a 1.5l sink and drainer. Central Heated radiator, Double Glazed windows and French doors to the rear aspect.

INTERIOR - First Floor

Landing

Central Heated radiator.

Living Room

4.30m x 3.82m

A very spacious room which can accommodate a wide range of furniture layouts. Central Heated radiator, with a Juliet balcony complete with Double Glazed French doors and windows to the front elevation.Note: nothing directly overlooks the property to the front.

Bedroom One

4.30m x 2.67m

A spacious room that can support a King-size bed and associated storage furniture quite comfortably. Central Heated radiator and Double Glazed windows to the rear elevation.

Bathroom

A modern bathroom installation. Features include: wall tiling, a w/c, a wash basin, and a bathtub. Extractor fan with isolation switch and a Central Heated radiator.

INTERIOR - Second Floor**Landing**

Central Heated radiator and loft access.

Main Bedroom

4.30m x 3.79m

A huge room that features space for a Super-King bed and associated storage furniture, including space for wall-length wardrobes if preferred. Double Glazed windows to the front elevation and two Central Heated radiators.

En-Suite

Features include: wall tiling, a standing shower with a glass water guard, a w/c, and a wash basin. Central Heated radiator, an extractor fan with isolation switch.

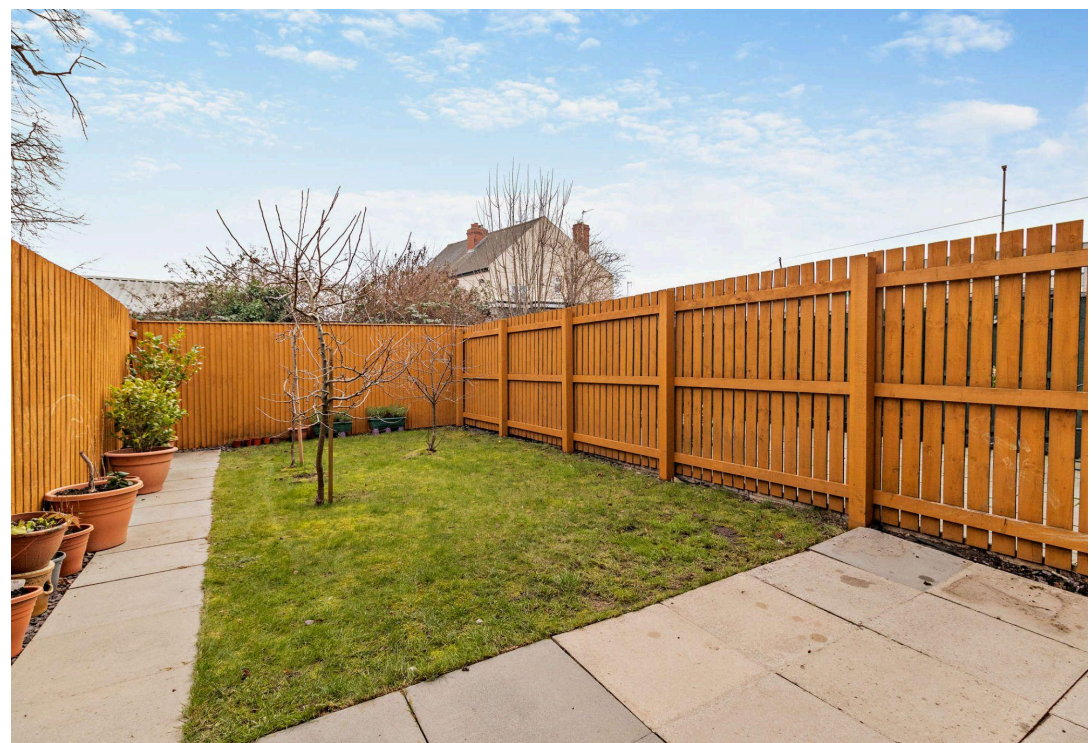
Bedroom Three

4.30m x 2.67m

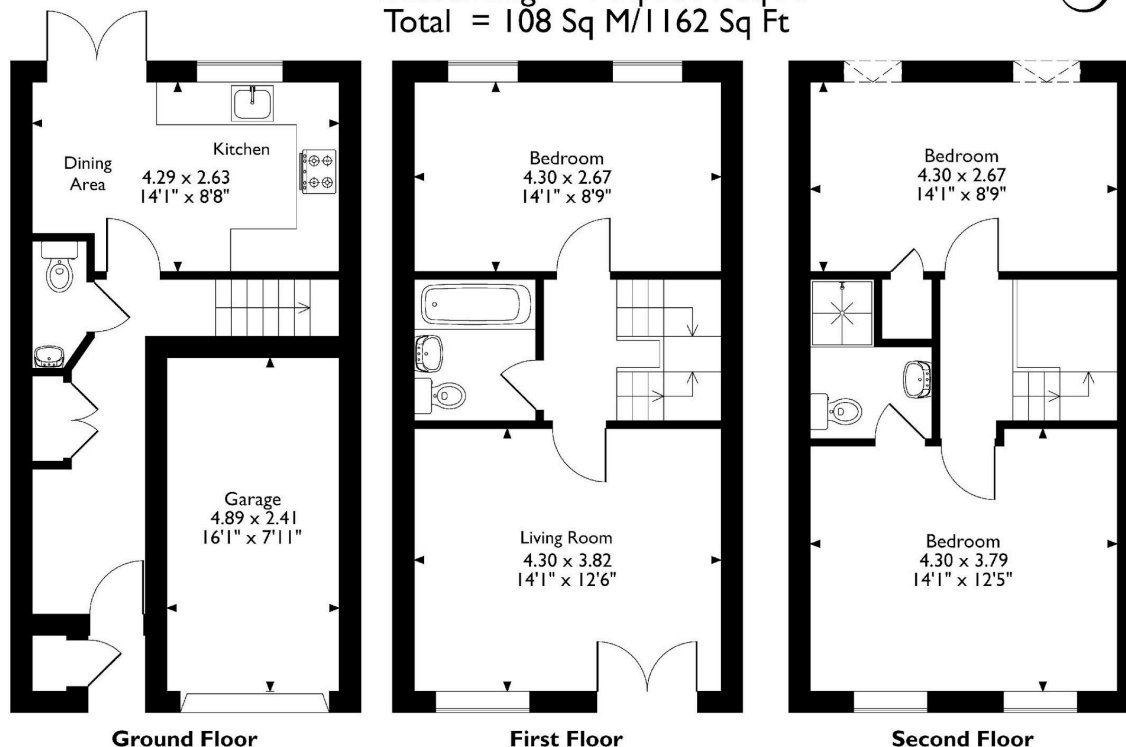
Another spacious room, which can accommodate a double bed and some associated furniture, as preferred. Two Central Heated radiators and two Double Glazed Velux windows to the rear elevation. Built-in storage closet.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



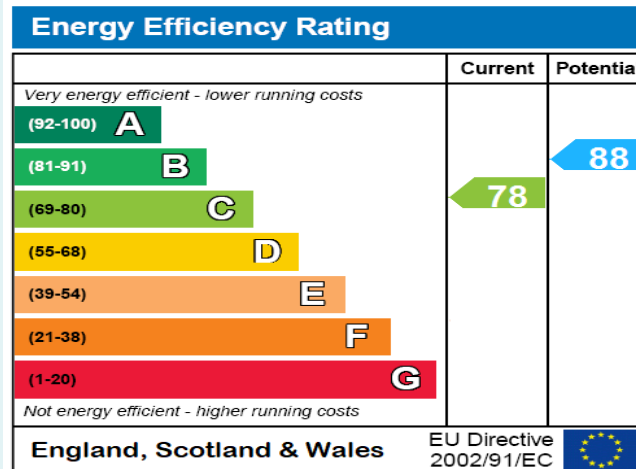
Lyng Court, Knottingley
 Approximate Gross Internal Area
 Main House = 96 Sq M/1033 Sq Ft
 Garage = 11 Sq M/118 Sq Ft
 Outbuilding = 1 Sq M/11 Sq Ft
 Total = 108 Sq M/1162 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

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