



Ramsden Close, Brotherton Knottingley WF11 9LG

welcome to

Ramsden Close, Brotherton Knottingley

TAKE A LOOK at this three bedroom end town house! Ideal for the growing family at a Guide Price of £180,000 - £190,000 this is a well maintained home offering spacious living accommodation and GARDENS to three sides. Having a SEPARATE GARAGE, this is a GREAT PROPERTY! Contact us to view!



Entrance Porch

Having an entrance door to the front, storage cupboard and a door to the lounge.

Lounge

18' 3" max x 11' 1" max (5.56m max x 3.38m max)
Double glazed window to the front, stairs to the first floor landing and a radiator.

Dining Room

14' 11" max x 1' 7" max (4.55m max x 0.48m max)
Double glazed window to the front and a radiator.

Kitchen

19' 3" max x 8' 5" max (5.87m max x 2.57m max)
Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a stainless steel sink and drainer, an electric cooker point, two double glazed windows and a door leading out to the rear.
Radiator.

Bedroom One

10' 10" max x 9' 11" max plus wardrobe (3.30m max x 3.02m max plus wardrobe)
Having a double glazed window to the front aspect, a fitted wardrobe and a radiator.

Bedroom Two

8' 9" max x 8' 6" max (2.67m max x 2.59m max)
Double glazed window to the rear, fitted wardrobe and a radiator.

Bedroom Three

11' 4" max x 7' 8" max (3.45m max x 2.34m max)
With a built in single bed and storage, a radiator and a double glazed window to the front.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with shower head attachment, a wash hand basin and w.c set within vanity storage units, and an LED mirror. A radiator and two double glazed windows to the rear.

Exterior

Set on a corner plot, this end town house has easy to maintain gardens to the front, side and rear.

Garage

Set away from the property within a block, is a single garage with an up and over door.



view this property online williamhbrown.co.uk/Property/CAF112092



welcome to

Ramsden Close, Brotherton Knottingley

- Guide Price £180,000 - £190,000
- End Terrace Home
- Three Bedrooms
- Two Reception Rooms
- Modern Bathroom

Tenure: Freehold EPC Rating: E

guide price

£180,000 - £190,000



view this property online williamhbrown.co.uk/Property/CAF112092

Please note the marker reflects the postcode not the actual property



Property Ref:
CAF112092 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01977 512628



castleford@williamhbrown.co.uk



10 Bank Street, CASTLEFORD, West Yorkshire,
WF10 1HZ



williamhbrown.co.uk