



**Ramsden Close, Brotherton Knottingley WF11 9LG**

**welcome to**

**Ramsden Close, Brotherton Knottingley**

At a Guide Price of £170,000 - £180,000 why not TAKE A LOOK at this three bedroom end town house! IDEAL for the FAMILY BUYER 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.



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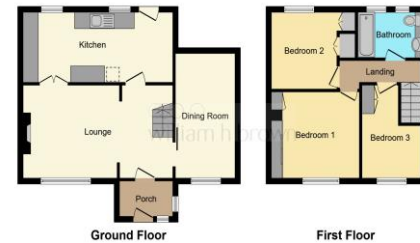
## Ramsden Close, Brotherton Knottingley

- Guide Price £170,000 - £180,000
- End Terrace Home
- Three Bedrooms
- Two Reception Rooms
- Modern Bathroom

Tenure: Freehold EPC Rating: E

guide price

**£170,000 - £180,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. The buyer is asked to verify all measurements and floor area independently.

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Property Ref:  
CAF112092 - 0008

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