



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

**welcome to**

**Ramsden Close, Brotherton Knottingley**

At a Guide Price of £160,000 - £170,000 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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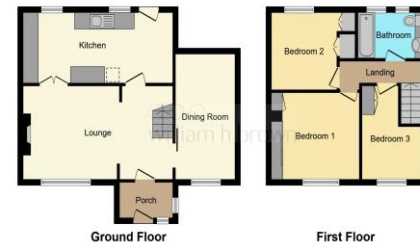
## Ramsden Close, Brotherton Knottingley

- Guide Price £160,000 - £170,000
- End Terrace Home
- Three Bedrooms
- Two Reception Rooms
- Modern Bathroom

Tenure: Freehold EPC Rating: E

guide price

**£160,000 - £170,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CAF112092 - 0009

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