



Holes Lane, Knottingley WF11 8LH

welcome to

Holes Lane, Knottingley

LOOKING FOR SOMETHING UNIQUE? Then look no further than this INDIVIDUALLY BUILT detached home with PLANNING PERMISSION for a second detached home. At a Guide Price of £340,000 - £350,000 This FANTASTIC property also offers IMPRESSIVE, well presented living accommodation



Entrance Hall

Having a composite entrance door to the front, an under stair storage cupboard, and a gas central heating radiator.

Shower Room

Equipped with a shower cubicle, a wash hand basin with vanity unit, a low level flush w.c gas central heating radiator and a double glazed window to the front.

Lounge

16' 2" max x 16' 3" max (4.93m max x 4.95m max)
Having a double glazed window to the side, double glazed French doors leading out to the rear garden, a feature fire place with a gas fire, wood flooring, and two gas central heating radiators.

Dining Room

14' 8" max x 11' 6" max (4.47m max x 3.51m max)
With double glazed patio doors leading out to the rear, wood flooring, and a gas central heating radiator.

Kitchen

16' 4" max x 10' 8" max (4.98m max x 3.25m max)
Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary solid oak work surfaces over. Includes a sink and drainer with mixer tap, and electric oven with an induction hob, matching splash back and a cooker hood over. Integrated appliances include a dishwasher, fridge freezer and a microwave. Heated towel rail, wood flooring, ceiling spotlights a double glazed window to the side and a double glazed window to the rear.

Utility Room

8' 2" max x 7' 4" max (2.49m max x 2.24m max)
Includes a sink and drainer, plumbing for a washing machine and space for a dryer. Double glazed window to the side.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side, two gas central

heating radiators, built in storage cupboard with a loft access hatch and a second loft access hatch to the landing.

Loft Space

One of the three loft hatches opens up into a loft space which has been fully boarded, includes power and lighting plus plumbing to install a radiator.

Bedroom One

13' max x 16' 2" max (3.96m max x 4.93m max)
Double glazed window to the rear and a gas central heating radiator.

Bedroom Two

12' 5" max x 16' max (3.78m max x 4.88m max)
Two double glazed windows to the front, two gas central heating radiators, walk in wardrobe and a loft access hatch.

Bedroom Three

10' 10" max x 10' 9" max (3.30m max x 3.28m max)
Double glazed window to the rear, fitted wardrobe and a gas central heating radiator.

Bedroom Four

8' max, plus eaves x 11' 6" max (2.44m max, plus eaves x 3.51m max)
Double glazed window to the rear and a gas central heating radiator.

House Bathroom

Complete with a walk in shower, a bath with mixer tap, a wash hand basin set within a vanity storage unit with an LED mirror above, and the w.c. Ceiling spotlights, heated towel rail and a double glazed window to the side.

Exterior

Externally the property has a block paved driveway to the front with an enclosed garden space to the side and rear which is mostly laid to lawn, plus areas laid to gravel.

The property also has planning permission for a 2.5

storey detached home.

Garage

15' 11" max x 17' 10" max (4.85m max x 5.44m max)
An integral double garage with an up and over door, the combination boiler, power, lighting, an indoor tap and a window to the rear.

Vendor Notes

The gas central heating boiler has a four year guarantee and the garage door has a twenty year warranty (correct at the time of coming to market)



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welcome to

Holes Lane, Knottingley

- Guide Price £340,000 - £350,000
- Individually Built Detached Home
- Four Bedrooms
- Spacious Living Accommodation
- Planning Permission For A Detached Home

Tenure: Freehold EPC Rating: C

£340,000 - £350,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CAF112182 - 0009

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