



Marine Villa Road, KNOTTINGLEY WF11 8ER

welcome to

Marine Villa Road, KNOTTINGLEY

This IMPRESSIVE HOME is a MUST SEE! OFFERING SO MUCH MORE than first meets the eye, this SUPERB semi detached home has deceptively spacious living accommodation and most certainly offers that homely feel! With a DOUBLE length garage PLUS a SUMMER HOUSE in the REAR GARDEN.



Entrance Porch

3' 7" max x 17' max (1.09m max x 5.18m max)

Fitted with an entrance door to the side aspect, double glazed windows to the front and sides, a door leading into the entrance hall and double door leading through to the lounge.

Entrance Hall

With a door to the front, gas central heating radiator, under stair storage cupboard and stairs to the first floor landing.

Lounge

11' 11" max x 13' 6" max (3.63m max x 4.11m max)

Having double glazed French doors leading to the entrance porch, a multi fuel burner, and a gas central heating radiator.

Dining Kitchen

19' 8" max x 8' 11" max (5.99m max x 2.72m max)

Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a double sink with drainer and mixer tap, an electric oven, integrated microwave and an electric hob with cooker hood over. Space for an American style fridge freezer, ample space for a dining table, double glazed window to the rear, a door to the garage, and an opening to the conservatory.

Conservatory

11' 4" max x 8' 5" max (3.45m max x 2.57m max)

A solid roof conservatory with windows to the rear and side, plus a double glazed roof window. Also fitted with under floor heating, a log burner and a gas central heating radiator. Door leading out to the rear garden.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side and a loft access hatch.

Bedroom One

9' max x 12' 2" max (2.74m max x 3.71m max)

With a double glazed window to the rear, fitted wardrobes and a gas central heating radiator.

Bedroom Two

10' 11" max x 11' 11" max (3.33m max x 3.63m max)

Double glazed window to the front aspect, built in storage, fitted wardrobes and a gas central heating radiator.

Bedroom Three

6' 6" max, plus wardrobe x 8' 11" max (1.98m max, plus wardrobe x 2.72m max)

Double glazed window to the front and fitted wardrobes.

Wet Room

Equipped with a shower, wash hand basin and a low level flush w.c. Ceiling spotlights, gas central heating radiator and a double glazed window to the rear aspect.

Loft Space

Currently used as a bedroom, the loft space has been fully boarded and includes a window to the rear, gas central heating radiator and a loft ladder for access.

Exterior

Externally the property has off street parking to the front plus a walled garden with an artificial lawn and some mature planting. To the rear is a further garden space which includes a lawn, an artificial lawn and a summer house which is currently used as a gym. Also included is a breeze block shed and a useful log store.

Garage

12' max x 36' 9" max (3.66m max x 11.20m max)

A double length garage with plumbing for two washing machines, a w.c and the gas central heating boiler. Gas central heating radiator, power and lighting plus an electric roller shutter door to the front. Also has a door to the side which leads out to the rear garden.



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Marine Villa Road, KNOTTINGLEY

- Guide Price £270,000 - £280,000
- Semi Detached Family Home
- Three Bedrooms
- Dining Kitchen With Conservatory
- Well Presented Throughout

Tenure: Freehold EPC Rating: D

£270,000 - £280,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CAF112108 - 0005

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