

Oakfield Crescent, KNOTTINGLEY WF11 0JT



welcome to

Oakfield Crescent, KNOTTINGLEY

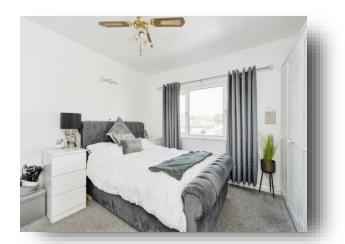
MOVING ON UP? At a Guide Price of £170,000 - £180,000 this THREE BEDROOM semi detached is PERFECT for you! Offering SUPERB living accommodation throughout, this fantastic FAMILY HOME includes a driveway providing ample off street parking and an enclosed rear garden that's IDEAL for entertaining!













Entrance Hall

Having the entrance door to the front aspect, a double glazed window to the side and stairs to the first floor landing.

Lounge

12' 4" max x 13' 9" max (3.76m max x 4.19m max) With a double glazed bay window to the front aspect and a gas central heating radiator.

Dining Kitchen

17' 8" max x 9' 6" max (5.38m max x 2.90m max) Comprising of fitted kitchen with a range of wall and base units with complimentary work surfaces over. Includes a sink and drainer, a fitted cooker with tiling to the splash areas and a cooker hood over. Also has plumbing for a washing machine, a built in cupboard with plumbing for a washing machine, an under stair storage cupboard housing the gas central heating boiler, two double glazed windows to the rear and a gas central heating radiator.

W.C

Equipped with a low level flush w.c and a double glazed window to the side aspect.

First Floor Landing

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

Bedroom One

12' 4" max x 12' 4" max (3.76m max x 3.76m max) Double glazed window to the front, fitted wardrobes, a built in storage cupboard and a gas central heating radiator.

Bedroom Two

12' 4" $\max x$ 9' 5" \max (3.76m $\max x$ 2.87m \max) Double glazed window to the rear and a gas central heating radiator.

Bedroom Three

8' 1" max x 9' 5" max (2.46m max x 2.87m max) Double glazed window to the front aspect and a gas central heating radiator.

House Bathroom

Equipped with a four piece bathroom suite which includes a free standing roll top bath, a separate shower cubicle, wash hand basin and a low level flush w.c. Also has a heated towel rail and a double glazed window to the rear.

Exterior

Externally the property has a driveway for off street parking to the front aspect while to the rear is a superb garden space with two patio seating areas, an artificial lawn and a pergola.





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Oakfield Crescent, KNOTTINGLEY

- Guide Price £170,000 £180,000
- Semi Detached Home
- Three Bedrooms
- Modern & Well Presented Throughout
- Superb Modern Bathroom

Tenure: Freehold EPC Rating: D

guide price

£170,000 - £180,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CAF112983 - 0002 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.





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