



**Gauk Street, Brotherton KNOTTINGLEY WF11 9EU**

**welcome to**

**Gauk Street, Brotherton KNOTTINGLEY**

READY to MAKE A MOVE? At a Guide Price of £240,000 - £250,000 this is an incredible opportunity to purchase your next FAMILY HOME. Beautifully presented and READY TO MOVE IN TO! this DETACHED property has a MODERN KITCHEN with a UTILITY ROOM, GARDENS, a GARAGE PLUS so much MORE!



### **Entrance Hall**

Having the entrance door to the front aspect, a gas central heating radiator and stairs to the first floor landing.

### **Utility Room**

3' 8" max x 9' 4" max ( 1.12m max x 2.84m max )  
Having a double glazed window to the front aspect and fitted with a sink and drainer, plumbing for a washing machine and the gas central heating boiler.

### **W.C**

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

### **Kitchen**

9' 8" max x 8' 11" max ( 2.95m 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 one and a half bowl sink and drainer, an electric oven and a gas hob, tiling to the splash areas and a cooker hood over. Also includes an integrated fridge freezer, an integrated dishwasher, an under stair storage cupboard, ceiling spotlights and a gas central heating radiator.

### **Dining Room**

9' 6" max x 9' 8" max ( 2.90m max x 2.95m max )  
Having double glazed French doors to the rear and a gas central heating radiator.

### **Lounge**

13' 5" max x 9' 6" max ( 4.09m max x 2.90m max )  
Having a double glazed window to the front aspect, wall lights and a gas central heating radiator.

### **First Floor Landing**

With stairs rising from the ground floor and having an access hatch to the loft.

### **Bedroom One**

12' 6" max, plus wardrobe x 9' 7" max ( 3.81m max, plus wardrobe x 2.92m max )  
Having a double glazed window to the front aspect, fitted wardrobes and bedside units and a gas central heating radiator.

### **En-Suite**

Complete with a walk in shower, a wash hand basin set within a vanity storage unit, and a low level flush w.c. Also includes a heated towel rail, ceiling spotlights, an extractor fan and a double glazed window to the front.

### **Bedroom Two**

10' 1" max x 8' 6" max ( 3.07m max x 2.59m max )  
Double glazed window to the rear and a gas central heating radiator.

### **Bedroom Three**

7' 5" max x 10' 2" max ( 2.26m max x 3.10m max )  
Double glazed window to the rear and a gas central heating radiator.

### **House Bathroom**

Consisting of a three piece bathroom suite which includes a bath with mixer taps and a shower over, a wash hand basin set within a vanity storage unit and a low level flush w.c. Also includes a heated towel rail, ceiling spotlights, extractor fan and a double glazed window to the side.

### **Exterior**

Externally the property has a low maintenance garden space to the front while to the rear is a further low maintenance garden space with a decked seating area, a gravel area, flagstone driveway and a detached garage.

### **Garage**

9' 1" max x 15' 1" max ( 2.77m max x 4.60m max )  
A detached garage with an up and over door, power and lighting and a driveway for off street parking.



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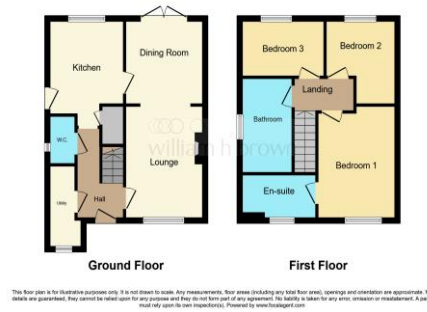
## Gauk Street, Brotherton KNOTTINGLEY

- Guide Price £240,000 - £250,000
- Detached Home
- Three Bedrooms
- Ideal Family Home
- Modern & Beautifully Presented Throughout

Tenure: Freehold EPC Rating: C

guide price

**£240,000 - £250,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
CAF113063 - 0007

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