

**Croft Lea, Cridling Stubbs Knottingley WF11 0AY** 



## welcome to

# **Croft Lea, Cridling Stubbs Knottingley**

LOOKING TO MAKE A MOVE? At offers in the region of £250,000 this impeccable semi detached home could be perfect for you! Offering a KITCHEN with a UTILITY ROOM, a GROUND FLOOR W.C, and BEAUTIFULLY maintained gardens, this is a superb family home!













#### **Entrance Hall**

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

## **Dining Kitchen**

11' 6" max x 19' 6" max ( 3.51m max x 5.94m 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, a gas range cooker, and a free standing fridge freezer. Ceiling spotlights, double glazed window to the front, and a door to the pantry which also has a double glazed window to the front.

#### W.C

Fitted with a low level flush w.c.

## **Utility Room**

7' 8"  $\max x$  12' 1"  $\max$  ( 2.34m  $\max x$  3.68m  $\max$  ) Fitted with both wall and base units, a washer dryer and a double glazed windows to both the rear and side.

## Conservatory

15' 9" max x 13' 2" max ( 4.80m max x 4.01m max ) With double glazed windows to the rear and double glazed French doors leading out to the rear garden. Gas stove, power points and lighting.

## **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the rear.

## **Bedroom One**

16' 7" max x 6' 10" max ( 5.05m max x 2.08m max ) Having a range of built in wardrobes and furniture, a wall mounted mirror, built in cupboard and a double glazed window to the front.

#### **Bedroom Two**

10' 4"  $\max x$  10' 1"  $\max (3.15 \text{m max } x 3.07 \text{m max})$  Having double glazed windows to the rear and a gas central heating radiator.

#### **Bedroom Three**

8' 3" max x 8' 9" max ( 2.51m max x 2.67m max ) Double glazed window to the front and a gas central heating radiator.

#### **House Bathroom**

Consisting of a four piece bathroom suite which includes a bath, a separate shower cubicle, a wash hand basin set within a vanity storage unit and a low level flush w.c. Ceiling spotlights, a heated towel rail and a double glazed window to the rear.

#### Exterior

Set on a generous plot, this much loved family home has a lawned garden to the front and a driveway with double gated access and a detached garage.

To the rear is a generous garden space with a block paved patio seating area and a pergola, a lawn with planted borders and a further seating area with a pergola.





## welcome to

# **Croft Lea, Cridling Stubbs Knottingley**

- Traditional Semi Detached Home
- Three Bedrooms
- Dining Kitchen With Utility Room
- Ground Floor W.C
- Set On A Generous Plot

Tenure: Freehold EPC Rating: Awaited

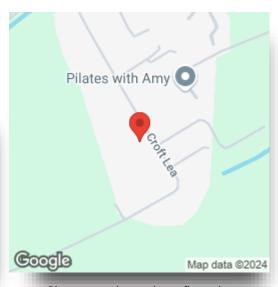
offers in the region of

£250,000









Please note the marker reflects the postcode not the actual property





Property Ref: CAF113321 - 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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