

**Lynwood Close, Knottingley WF11 9AX** 



## Welcome to

# **Lynwood Close, Knottingley**

Three bedroom semi-detached offered with NO ONWARD CHAIN! Gardens to the front & rear, DRIVEWAY and detached GARAGE providing ample off street parking.













## **Summary**

William H Brown presents to the market this three bedroom semi-detached bungalow in Knottingley consisting; entrance hall, lounge, kitchen, three bedrooms, bathroom, front and rear gardens.

#### **Entrance Hall**

With a UPVC double glazed front entrance door with side glass panels and a gas central heating radiator.

### Lounge

16' 4" x 11' 11" ( 4.98m x 3.63m )

With a UPVC double glazed sliding patio doors to the rear aspect, gas fire with surround and a marble inset and matching hearth, coving to the ceiling and a gas central heating radiator.

#### Kitchen

17' 4" x 8' 4" ( 5.28m x 2.54m )

A fitted kitchen consisting of wall, base and draw units with work surfaces over, electric hob, double oven, a ceramic bowl and half sink and mixer tap, tiled splash back, plumbing for washing machine, integrated under counter fridge freezer, cupboard housing the combi boiler, vinyl floor covering, gas central heating radiator, UPVC double glazed window to the side and front aspect and a UPVC double glazed side entrance door.

#### **Bedroom One**

18' 6" x 11' 8" ( 5.64m x 3.56m )

With two UPVC double glazed windows to the front and rear, built in wardrobes and two gas central heating radiators.

## **Bedroom Two**

11' 1" x 11' 7" ( 3.38m x 3.53m )

With a UPVC double glazed window to the front aspect, built in wardrobes and a gas central heating radiator.

#### **Bedroom Three**

7' 10" x 14' 3" ( 2.39m x 4.34m ) With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

#### **Bathroom**

A suite consisting of a low level flush wc, wash hand basin, bath, shelved storage cupboard, part tiled to walls, tiled flooring and a gas central heating radiator.

#### Front Garden

An open plan lawned area and block paved driveway.

#### Rear Garden

With a patio decking and privet edging to lawn.





## Welcome to

# **Lynwood Close, Knottingley**

- Three Bedroom Semi-Detached
- NO ONWARD CHAIN
- Detached Garage & driveway
- Beautiful Garden To The Rear
- Located In A Small Courtyard

Tenure: Freehold EPC Rating: D

offers over

£210,000







The Croft

Knottingley St Botolph's
C of E Academy
Garden Ln

Garden Ln

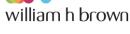
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Please note the marker reflects the postcode not the actual property

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Property Ref: PON116590 - 0016 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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