



**Wedgewood Way, Knottingley WF11 0DD**

**welcome to**

**Wedgewood Way, Knottingley**

\*\*\*GUIDE PRICE £170,000-£180,000\*\*\* Sold with NO ONWARD CHAIN - on a popular modern development in Knottingley. Three bedrooms SEMI-DETACHED with ample parking.



## Summary

William H Brown are proud to offer for sale this three bedroom semi-detached home in Knottingley. The property consists of a lounge, kitchen/diner, downstairs WC, three bedrooms and a bathroom. Externally the property has a spacious garden to the rear and a shared driveway providing ample off street parking. The property is located within easy reach of local amenities, well regarded schools and close to transport links including the A1/M62 motorways for those wishing to commute To arrange a viewing, please call us on 01977 791406.

## Entrance Hall

With a UPVC front entrance door.

## Wc

With a low level flush wc, wash hand basin, gas central heating radiator and a UPVC double glazed window to the side aspect.

## Lounge

14' 4" x 11' 9" ( 4.37m x 3.58m )

With stairs to the first floor and under stairs storage.

## Kitchen

10' 2" x 14' 5" ( 3.10m x 4.39m )

A fitted kitchen consisting of wall and base units with work surfaces over, a gas hob, electric oven, stainless steel sink and drainer, space for under counter washing machine, tall fridge freezer, a UPVC double glazed French doors to the rear and a UPVC double glazed window to the rear aspect.

## Landing

With access to the loft.

## Bedroom One

9' 6" x 8' 1" ( 2.90m x 2.46m )

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

## Bedroom Two

8' x 11' 5" ( 2.44m x 3.48m )

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

## Bedroom Three

8' 1" x 6' 1" ( 2.46m x 1.85m )

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

## Bathroom

A suite consisting of a low level flush wc, wash hand basin, bath with shower over, panels over head and a UPVC double glazed window to the rear aspect.

## Front Garden

Small garden open to the road.

## Rear Garden

With an enclosed split level patio, astro turn and a gate to the side driveway.



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## Wedgewood Way, Knottingley

- \*\*\*GUIDE PRICE £170,000-£180,000\*\*\*
- Downstairs WC
- Driveway For Off Street Parking
- Front And Enclosed Rear Garden
- Great Transport Links

Tenure: Freehold EPC Rating: B

guide price

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON116905 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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