



Oak Tree Mews, Knottingley WF11 0FD

Welcome to

Oak Tree Mews, Knottingley

***GUIDE PRICE £235,000 - £240,000** Three bedroom detached house, corner plot, ensuite to master bedroom, landscaped gardens, detached garage, popular modern housing development.



Summary

Offered for sale is this outstanding three bedroom detached property which is only one year old. This home sits proudly on a generous size corner plot offering spacious accommodation, including landscaped gardens, large drive and detached garage. Being located close by to major motorway networks including the A 1, M62 ideal for those who are looking to commute. Their are amenities close by including Morrisons supermarket, take ways and only a five minute drive into Pontefract town centre. Internally the property comprises of Side entrance door, down stairs WC, lounge and dining kitchen, whilst to the first floor there are three bedrooms the master having ensuite facilities and the modern house bathroom. Externally there are landscaped gardens to the front side and rear, large drive and detached garage. This truly is a beautiful property and benefits from nine years NHBC certificate.

Entrance Hall

With a composite front entrance door, a UPVC double glazed window to the side and a gas central heating radiator.

Wc

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

Lounge

14' 8" x 11' 4" (4.47m x 3.45m)

With two UPVC double glazed windows to the front and side aspects, under stairs storage cupboard and a gas central heating radiator.

Kitchen/ Diner

14' 5" x 9' 7" (4.39m x 2.92m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, gas hob, electric oven, extractor fan, stainless steel splash back, plumbing for washing machine, plumbing for dishwasher, space for free standing fridge freezer, vinyl floor covering, spot lights to the ceiling, a gas central heating radiator, French doors to the rear and two UPVC double glazed windows to the front and one to the rear aspect.

Landing

With access to the loft and a gas central heating radiator.

Bedroom One

11' 8" x 8' 2" (3.56m x 2.49m)

With a UPVC double glazed window to the

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle, vinyl floor covering, spot lights to the ceiling, a gas central heating radiator and a UPVC double glazed window to the front aspect.

Bedroom Two

9' 8" x 8' 3" (2.95m x 2.51m)

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

Bedroom Three

6' 1" x 8' 5" (1.85m x 2.57m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath, vinyl floor covering, extractor fan, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Exterior

With gardens to the front, side and a landscaped garden to the rear. With a driveway and detached garage.



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Welcome to

Oak Tree Mews, Knottingley

- ***GUIDE PRICE £235,000 - £240,000***
- Three Bedroom Detached Home
- Ensuite To Master Bedroom
- Corner Plot
- Landscaped Rear Garden

Tenure: Freehold EPC Rating: B

guide price

£235,000 - £240,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON117218 - 0002

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