



Poulson Mews, Knottingley WF11 0EN

Welcome to

Poulson Mews, Knottingley

GUIDE PRICE £155,000 - £165,000 Located on a popular modern development in Knottingley. Two bedrooms SEMI-DETACHED with off street parking. Benefits from an NHBC certificate!



Summary

William H Brown are proud to offer for sale this two bedroom semi-detached home on the well-established Gleeson Development in Knottingley. The property consists of an entrance hall, lounge, kitchen/diner, downstairs WC, two bedrooms and a family bathroom. Externally the property has a spacious garden to the rear with patio area and a driveway to the front 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.

Entrance Hall

With a composite front entrance door, tiled flooring, gas central heating radiator and stairs to the first floor.

Wc

With a low level flush WC, wash hand basin, gas central heating radiator, tiled splash back and laminate flooring.

Lounge

15' 4" x 10' 1" (4.67m x 3.07m)

With a UPVC double glazed window to the front aspect, laminate flooring, under stairs storage cupboard, fire surround and a gas central heating radiator.

Kitchen

13' 6" x 8' 7" (4.11m x 2.62m)

A fitted kitchen consisting of wall and base units, stainless steel sink and drainer, part tiled to splash back, gas hob, electric oven, extractor fan, plumbing for washing machine, space for free standing fridge freezer, door to the WC, cushion floor covering, gas central heating radiator, UPVC French doors to the rear and a UPVC double glazed window to the rear aspect.

Landing

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

Bedroom One

13' 7" x 10' 1" (4.14m x 3.07m)

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

Bedroom Two

7' 3" x 12' 11" (2.21m x 3.94m)

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

Bathroom

A suite consisting of low level flush WC, wash hand basin, free standing slipper bath, vinyl flooring, tiled splash back and a UPVC double glazed window to the rear aspect.

Front Garden

Driveway, small buffer garden and a gate to the side with access to the rear aspect.

Rear Garden

A lawned garden, timber decking, shed and timber fence surround.



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Welcome to

Poulson Mews, Knottingley

- ***GUIDE PRICE £155,000 - £165,000***
- Two Bedroom Semi-Detached Home
- Downstairs WC
- Driveway
- Rear Garden

Tenure: Freehold EPC Rating: B

guide price

£155,000 - £165,000



view this property online [williamhbrown.co.uk/Property/PON117032](https://www.williamhbrown.co.uk/Property/PON117032)

Please note the marker reflects the postcode not the actual property



Property Ref:
PON117032 - 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.


william h brown



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