





## Welcome to

# **Chapel Yard, Knottingley**

Offered for sale is this three bedroom semi-detached home which is in need of some cosmetic work and is in the popular area of Knottingley!













### **Summary**

Offered for sale is this three bedroom semi-detached home which is in need of some cosmetic work and is in the popular area of Knottingley! Internally the layout comprises; entrance hallway, lounge, kitchen and downstairs bathroom. To the first floor there are three bedrooms. Externally the property benefits from a large driveway and detached garage with a low maintenance private rear garden.

#### **Entrance Porch**

With a UPVC double glazed front entrance door, tiled flooring and a UPVC double glazed window to the front aspect.

#### Lounge

12' 2" x 13' 11" ( 3.71m x 4.24m )

With a UPVC double glazed window to the front aspect, laminate flooring, UPVC front door, fire surround with electric fire and a gas central heating radiator.

## **Dining Kitchen**

13' 11" x 11' (4.24m x 3.35m)

A fitted kitchen consisting of wall and base units with work surfaces over, gas ho, electric oven, sink and drainer, tiled flooring and splash back, space for fridge freezer, plumbing for washing machine, wall mounted boiler, under stairs storage cupboard and a UPVC double glazed window to the rear aspect.

#### **Bedroom One**

10' 10" x 14' 4" ( 3.30m x 4.37m )

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

#### **Bedroom Two**

12' x 8' 8" ( 3.66m x 2.64m )
With a UPVC double glazed window to the front aspect and a gas central heating radiator.

#### **Bedroom Three**

 $6' 9" \times 9' 4" (2.06m \times 2.84m)$  With a UPVC double glazed window to the front aspect and gas central heating radiator.

#### Bathroom

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

#### **Front Garden**

With a driveway for off street parking and garage.

#### Rear Garden

A well enclosed private rear garden with artificial grass and brick wall surround.





## Welcome to

# **Chapel Yard, Knottingley**

- Three Bedroom Semi-Detached Home
- In Need Of Cosmetic Work
- Driveway And Garage
- Popular Area Of Knottingley
- Local Amenities

Tenure: Freehold EPC Rating: Awaited

£130,000









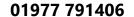
Please note the marker reflects the postcode not the actual property

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Property Ref: PON117529 - 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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