



**Spurrier Avenue, Knottingley WF11 0ER**

**Welcome to**

**Spurrier Avenue, Knottingley**

Offered to the market with NO CHAIN is this THREE bedroom dorma style property, in need of modernisation throughout. Close to local amenities and commuter links this property offers HUGE potential.



## Summary

A fantastic opportunity to acquire a THREE bedroom property in a sought after cul-de-sac location in the Knottingley area. In need of modernisation throughout, this property would suit those wishing to downsize and needing a ground floor bedroom, likewise the size and location makes this a great family home. With a spacious ground floor, consisting of a large entrance hall, L shaped lounge/dining room, kitchen and ground floor bedroom with en-suite shower and a family bathroom. On the dorma first floor, there are two double bedrooms. Externally this property boasts a driveway suitable for multiple cars, a garage, front a rear garden. On the outskirts of Pontefract, this property is situated in Knottingley with quick access to the A1 and M62 and near to a multitude of local amenities.

## Entrance Porch

With a UPVC front entrance door and a UPVC double glazed window to the side aspect.

## Entrance Hall

With a UPVC door from the porch, a UPVC window into the lounge, gas central heating radiator and stairs to the first floor.

## Lounge

19' 9" x 13' 11" ( 6.02m x 4.24m )

With a UPVC double glazed window to the front, gas fire with stone surround, French doors to the front and two gas central heating radiators.

## Kitchen

10' x 9' 9" ( 3.05m x 2.97m )

A fitted kitchen consisting of wall and base units with work surfaces over, stainless steel sink, gas hob, integrated oven and microwave, space for tall fridge, washing machine under counter, tiled splash back and a UPVC double glazed window to the rear aspect.

## Bedroom Three

11' 3" x 11' 9" ( 3.43m x 3.58m )

With a UPVC double glazed window to the rear aspect, electric shower cubicle, extractor fan, UPVC door to rear extension and a gas central heating radiator.

## Bathroom

A suite consisting of a low level flush WC, wash hand basin, corner bath, tiled walls, extractor fan, carpeted flooring, a gas central heating radiator and a UPVC double glazed window to the rear into bedroom three.

## Landing

With stairs from the entrance hallway.

## Bedroom One

12' x 13' 10" ( 3.66m x 4.22m )

With a UPVC double glazed window to the front aspect, fitted units over the bed and a gas central heating radiator.

## Bedroom Two

10' x 11' 11" ( 3.05m x 3.63m )

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

## Front Garden

With a driveway, lawn and access to garage.

## Rear Garden

A small low maintenance enclosed flagged rear garden and fenced surround.



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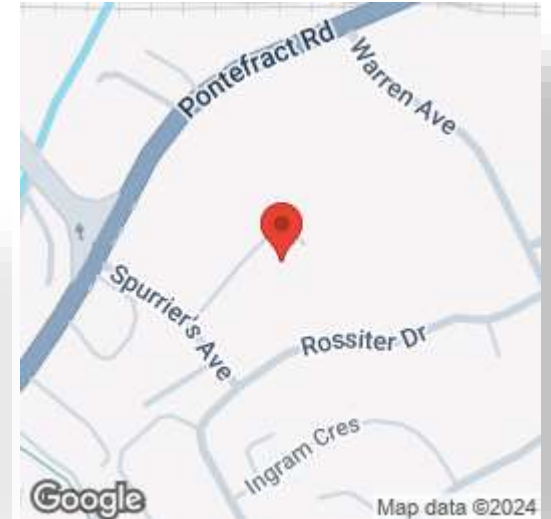
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## **Spurrier Avenue, Knottingley**

- £170,000! MUST BE VIEWED!
- Driveway And Detached Garage
- In need of modernising
- Spacious throughout
- Close to commuter links and amenities

Tenure: Freehold EPC Rating: D

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117590 - 0009

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