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for sale
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Saltersgate Avenue, Knottingley WF11 8HF


william
h brown

welcome to

Saltergate Avenue, Knottingley

£150,000 Bungalow for sale with NO ONWARD CHAIN. Ideally suited to those wanting to downsize. Situated on a quiet cul-de-sac near to Knottingley's local conveniences.



Summary

Sold with NO ONWARD CHAIN. Situated on a quite cul-de-sac location in Knottingley and a walking distance to local amenities including supermarkets, doctors and cafes is this TWO bedroom bungalow. In need of modernisation throughout, this property would ideally suit a family looking to downsize whilst still having ample living space. Boasting off street parking and a front garden with a low maintenance enclosed yard to the rear. Briefly comprising of a front door leading straight into the kitchen and walkway to the large living room with bay windows. The two bedrooms and family bathroom are located off the living room. Benefiting from modernisation this property is a great opportunity for those wanting to acquire a bungalow.

Kitchen

9' 4" x 12' 3" (2.84m x 3.73m)

A fitted kitchen consisting of wall and base units with wok surfaces over, electric oven, washing machine, stainless steel sink with tiling to splash back, a side entrance door, a UPVC double glazed window to the side and two UPVC double glazed window to the front aspect.

Lounge

13' 11" x 12' 8" (4.24m x 3.86m)

With a UPVC double glazed window to the front aspect, open fire with brick surround and an electric radiator.

Bedroom One

7' 8" x 11' 11" (2.34m x 3.63m)

With a UPVC double glazed window to the rear aspect, fitted wardrobes and an electric radiator.

Bedroom Two

11' 9" x 6' 2" (3.58m x 1.88m)

With a UPVC double glazed window to the rear aspect, fitted wardrobes and an electric radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, shower, tiled in shower, part tiled to wall, hand

rail and a UPVC double glazed window to the side aspect.

Front Garden

With a driveway to the side of the property, small low maintenance lawn to front, garage and gate to rear garden.

Rear Garden

Timber gate to the side, small low maintenance garden and a garden shed.



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welcome to

Saltergate Avenue, Knottingley

- Two Bedroom Semi-Detached Bungalow
- Front And Rear Garden
- Garage And Shared Driveway
- Need Modernising
- Ideal For Those Looking To Downsize

Tenure: Freehold EPC Rating: E

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117628 - 0004

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 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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