



Punch Bowl Yard, Brotherton Knottingley WF11 9HJ

Welcome to

Punch Bowl Yard, Brotherton Knottingley

GUIDE PRICE £230,000 - £240,000 Outstanding three bedroom semi-detached. Renovated throughout to an extremely high standard. Village Location. Ready to move straight into!!



Summary

Situated in the peaceful village of Brotherton is this immaculate three bed semi-detached property. The property is so much more than meets the eye and has been lovingly renovated keeping some original features and incorporation new and modern touches. The property is semi-rural but has quick access to the A1 and is only a couple of miles to the bustling town of Knottingley. Briefly comprising of an enclosed front yard with seating area, an entertaining kitchen and large sitting room. To the first floor there are three double bedrooms with a family bathroom and separate shower room.

Lounge

13' x 15' 5" (3.96m x 4.70m)

With a UPVC double glazed window to the side aspect, wood burner with hearth and a cupboard and side door.

Kitchen

13' 6" max x 17' 10" (4.11m max x 5.44m)

A fitted kitchen consisting of wall and base units with work surfaces over, double oven, integrated fridge freezer, gas central heating radiator, island unit with gas hob, base and draw units, tiled flooring, UPVC double glazed window to the rear aspect and a UPVC double glazed door to the front aspect.

Landing

With stairs from the kitchen.

Bedroom One

10' 7" x 12' 5" (3.23m x 3.78m)

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

Bedroom Two

14' 4" x 10' 4" (4.37m x 3.15m)

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

Bedroom Three

9' 7" x 6' 10" (2.92m x 2.08m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, chrome heated towel rail and a UPVC double glazed window to the side aspect.

Front Garden

Gate access to the yard with seating around built into walls with potted flowers.

Rear Garden

A side yard with doors into kitchen and sitting area.



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Welcome to

Punch Bowl Yard, Brotherton Knottingley

- ***GUIDE PRICE £230,000 - £240,000***
- Three Bedroom Semi-Detached Home
- Private Road To Driveway
- Great Family/ First Time Buyer Home
- Great Transport Links Via the A1

Tenure: Freehold EPC Rating: D

guide price

£230,000 - £240,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON117767 - 0002

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william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk