

Cherry Tree Walk, Knottingley WF11 0LE

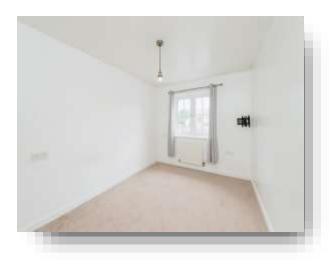


Welcome to

Cherry Tree Walk, Knottingley

GUIDE PRICE £150,000 - £160,000 Offered for sale with no onward chain is this three bedroom end town house. Renovated throughout. Modern kitchen and bathroom. Neutral decor. Great location. Close to good schools. Move in Condition!!













Summary

We are delighted to offer for sale this modern three bedroom end town house which has been completely renovated throughout to a very high standard including new kitchen, bathroom, neutral decor and top quality fitted floor coverings ready to move straight into. The layout comprises of front entrance hall, downstairs WC, lounge, dining kitchen with French doors leading into the garden. To the first floor there are three good size bedrooms and the modern house bathroom. There are two parking spaces to the front. The property is perfectly located being close to local amenities and is within easy access to major motorway links including the M62 and close by to the local train station with regular routes to and from Leeds, Wakefield city centres.

Entrance Hall

Composite front entrance door, vinyl flooring and a gas central heating radiator with cover.

Wc

With a low level flush WC, wash hand basin, vinyl floor covering and a UPVC double glazed window to the front aspect.

Lounge

15' 1" x 15' 11" ($4.60m \times 4.85m$) With a UPVC double glazed windows to the front and sides, fire surround with electric fire and two gas central heating radiators.

Kitchen

15' 1" x 8' 3" (4.60m x 2.51m)

A fitted kitchen consisting of wall and base units with work surfaces over, sink and drainer, electric hob, electric oven, plumbing for washing machine, vinyl floor covering, tiled splash back, under stairs storage cupboard and French doors and window to the rear aspect.

Landing

With a UPVC double glazed window to the side aspect and access to the loft.

Bedroom One

13' 6" x 8' 6" ($4.11m \times 2.59m$) With a UPVC double glazed window to the front aspect and two gas central heating radiators.

Bedroom Two

10' 11" x 8' 7" (3.33m x 2.62m) With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bedroom Three

10' 3" max x 6' 2" (3.12m max x 1.88m) With a UPVC double glazed window to the front aspect, cupboard housing combi boiler and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with shower attached, part tiled to walls, extractor fan, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Rear Garden

A private rear garden with artificial grass, patio seating area, timber fencing surround garden shed and access down the side of the property to the rear.





Welcome to

Cherry Tree Walk, Knottingley

- ***GUIDE PRICE £150,000 £160,000***
- Three Bedroom End-Terrace Home
- NO ONWARD CHAIN!
- Modern Throughout
- 2 Parking Spaces

Tenure: Freehold EPC Rating: C

guide price **£150,000 - £160,000**





view this property online williamhbrown.co.uk/Property/PON117757



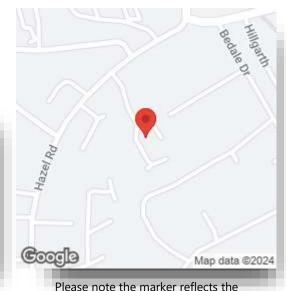
Property Ref:

PON117757 - 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.

Richen Derry Roon Ground Floor First Floor



postcode not the actual property

william h brown



01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk