

Poulson Mews, Knottingley WF11 0EN



welcome to

Poulson Mews, Knottingley

Three bedroom detached family home located on the popular Gleeson development in Knottingley. Downstairs WC, beautiful kitchen/diner, ensuite to the master bedroom. Generous size rear garden ideal for entertaining. Still under the NHBC warranty.













Entrance Hall

Double glazed composite door to the front, double glazed window to the side, gas central heating radiator, stairs leading to the first floor and access into the Lounge.

Lounge

15' 1" x 10' 2" (4.60m x 3.10m)

Double glazed window to the front, gas central heating radiator, under stairs storage cupboard and access into the kitchen/diner.

Kitchen/Diner

13' 5" x 7' 10" (4.09m x 2.39m)

A fully fitted kitchen with a range of wall and base mounted units with complimentary work surfaces over incorporating, stainless steel sink and drainer with mixer tap, integrated oven with gas hob and cooker hood over, plumbing for washing machine, space for fridge freezer, tiled splashback, space for dining table, cupboard housing the boiler, double glazed window to the rear, double glazed patio doors leading into the rear garden, and access into the downstairs WC.

Wc

Low level flush WC, wash hand basin with chrome taps, tiled splashback, and a gas central heating radiator.

Landing

Loft access, access into all three bedrooms and the family bathroom. Gas central heating radiator.

Bedroom One

12' 10" x 9' 2" (3.91m x 2.79m)

Double glazed window to the front, gas central heating radiator and access into the ensuite.

Ensuite

A three piece fitted suite comprising of a low level flush WC, wash hand basin with vanity unit, and shower cubicle. Part tiled walls, chrome heated towel rail, spotlights to the ceiling and a double glazed window to the rear.

Bedroom Two

13' 5" x 11' 2" (4.09m x 3.40m)

Double glazed window to the front, and a gas central heating radiator.

Bedroom Three

11' 10" x 6' 11" (3.61m x 2.11m)

Double glazed window to the rear and a gas central heating radiator.

Bathroom

A three piece fitted suite comprising of a low level flush WC, wash hand basin, and panel bath with electric shower over. Gas central heating radiator, extractor fan, part tiled walls and a double glazed window to the rear.

Exterior

To the font of the property is an easy to maintain garden, with driveway leading to the garage. There is gated access to the side of the property which leads into the rear garden. To the rear of the property is a fully enclosed laid to lawn garden with patio area and fenced boundaries, ideal for entertaining.





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Poulson Mews, Knottingley

- ***GUIDE PRICE £210,000-£220,000***
- Downstairs WC
- Driveway
- Garage
- **Ensuite To Master**

Tenure: Freehold EPC Rating: B

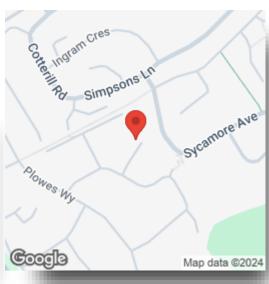
guide price

£210,000









Please note the marker reflects the postcode not the actual property

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Property Ref: PON117823 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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) and boundaries of the property and other important matters before exchange of contracts.

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 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





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