



**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 front 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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welcome to

## 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

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