

Cleveland Avenue, Knottingley WF11 8EN

william h brown

welcome to

Cleveland Avenue, Knottingley

£200,000 Three bedroom spacious semi-detached. Great location. Gas central heating and double glazed, Solar panels. Modern kitchen and bathroom. Beautiful private rear garden. Large driveway and detached garage.













Entrance Hall

With a UPVC front entrance door with side glass panels, under stairs storage cupboard, gas central heating radiator and a UPVC double glazed window to the side aspect.

Lounge/ Diner

19' 8" x 13' 4" (5.99m x 4.06m)

An open plane lounge with a UPVC double glazed window to the front aspect, half carpet half laminate flooring, fire surround and hearth, two gas central heating radiator and a UPVC double glazed French doors.

Kitchen

9' 11" x 10' 1" (3.02m x 3.07m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, double electric oven, electric hob, tiling to splash back, plumbing for washing machine, dishwasher, space for free standing fridge freezer, extractor fan, laminate flooring, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Landing

With a PVC double glazed window to the side aspect and loft hatch with pull down ladder.

Bedroom One

10' 2" x 8' 11" ($3.10m\ x\ 2.72m$) With a UPVC double glazed window to the rear aspect, fitted wardrobes and a gas central heating radiator.

Bedroom Two

 8^{\prime} 6" x 13' 1" (2.59m x 3.99m) With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bedroom Three

9' 9" x 6' 1" ($2.97m \times 1.85m$) With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bathroom

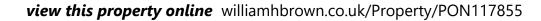
A suite consisting of a low level flush WC, wash hand basin set in a vanity unit with matching mirror and cupboard above, walk in shower cubicle, vinyl floor covering and two UPVC double glazed windows to the rear aspect.

Front Garden

Large driveway to the front, garage with up and over door, pebbled front garden, timber gate and timber fence surround.

Rear Garden

A paved patio seating area, pebbled area with planting and a timber fence surround.





welcome to

Cleveland Avenue, Knottingley

- Three Bedroom Semi-Detached Home
- Spacious Throughout
- Perfect For The Growing Family
- Large Driveway And Garage
- Great Transport Links

Tenure: Freehold EPC Rating: A

£200,000





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Property Ref: PON117855 - 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.

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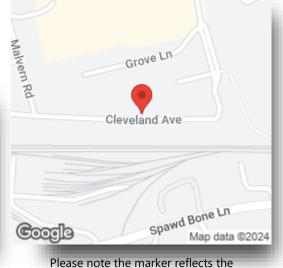


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