



Garden Lane, Knottingley WF11 9BS

Welcome to

Garden Lane, Knottingley

A THREE BEDROOM mid-terraced property with a large driveway for multiple car parking, conservatory, garden and great local amenities.



Entrance Hallway

Timber front entrance door, window to the front aspect and a gas central heating radiator.

Lounge

21' 9" x 11' 2" (6.63m x 3.40m)

With a UPVC double glazed window to the rear aspect, electric fire with surround and hearth and a gas central heating radiator.

Kitchen

17' 6" x 8' 5" (5.33m x 2.57m)

A fitted kitchen consisting of wall and base units with solid wood work surfaces over, sink and drainer, gas hob, electric oven, tiled splash back, plumbing for dish washer, washing machine, vinyl floor covering and two UPVC double glazed windows to the front aspects.

Conservatory

16' 2" x 9' 9" (4.93m x 2.97m)

A P shaped conservatory, UPVC construction, French doors leading into garden, tiled flooring and a gas central heating radiator.

Landing

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

Bedroom One

11' 2" x 11' 2" (3.40m x 3.40m)

With a UPVC double glazed window to the rear aspect, storage cupboard and a gas central heating radiator.

Bedroom Two

10' 7" x 10' 7" (3.23m x 3.23m)

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

Bedroom Three

8' 9" x 7' 6" (2.67m x 2.29m)

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, shower cubicle with electric shower, corner bath, tiled flooring and two UPVC double glazed window to the front aspect.

Rear Garden

Overgrown garden and a garden shed.



view this property online williamhbrown.co.uk/Property/PON118090



Welcome to

Garden Lane, Knottingley

- Three Bedroom Mid-Terrace Home
- Driveway
- Conservatory
- Local Amenities
- Great Transport Links, Train Stations and Motorway Access

Tenure: Freehold EPC Rating: Awaited

£140,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PON118090](https://www.williamhbrown.co.uk/Property/PON118090)



Property Ref:
PON118090 - 0002

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.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)