



North View, Knottingley WF11 8LQ

welcome to

North View, Knottingley

GUIDE PRICE £150,000-£160,000 Three bedroom semi-detached home, boasting two reception rooms and fitted kitchen & modern wet room to the first floor. Gas central heating and double glazed. Popular location and close by to lots of local amenities.



Entrance Hall

With a composite front entrance door and a gas central heating radiator.

Lounge

12' 2" x 12' 3" (3.71m x 3.73m)

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

Dining Room

9' 4" x 11' 7" (2.84m x 3.53m)

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

Landing

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

Kitchen

12' 2" x 5' 5" (3.71m x 1.65m)

A fitted kitchen consisting of wall and base units with surfaces over, 2 ring electric hob, electric oven, extractor fan, plumbing for washing machine, sink and drainer, under stairs storage cupboard, space for free standing fridge freezer, vinyl floor covering, window to the rear and a composite door.

Bedroom Two

11' 7" x 11' 6" (3.53m x 3.51m)

With a UPVC double glazed window to the rear aspect and cupboard housing the boiler.

Bedroom Three

8' 3" x 5' 5" (2.51m x 1.65m)

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, electric shower, fully tiled walls, UPVC panelled ceiling, gas central heating radiator and a UPVC double glazed window to the side aspect.

Front Garden

Neatly laid to lawn with privet and timber fence creating borders and on street parking to the front.

Rear Garden

A large rear garden, neatly laid to lawn with timber fenced surround, side gate, rear gate and a garden shed.

Bedroom One

12' 9" x 9' 6" (3.89m x 2.90m)

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

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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North View, Knottingley

- ***GUIDE PRICE £150,000-£160,000***
- NO ONWARD CHAIN
- Two Reception Rooms
- Base for Garage
- In Need Of Modernising

Tenure: Freehold EPC Rating: D

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118088 - 0005

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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