



Pear Tree Grove, Knottingley WF11 0FH

Welcome to

Pear Tree Grove, Knottingley

Offered for sale with NO ONWARD CHAIN is this three bedroom semi-detached home. New build home, ready to move straight into, prestige condition throughout, downstairs WC, double driveway and attached garage! Must view!



Entrance Hall

With a UPVC front entrance door, UPVC window to the side and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, vinyl floor covering and a gas central heating radiator.

Lounge

15' 2" x 10' (4.62m x 3.05m)

With a UPVC double glazed window to the front aspect with made to measure Hillary's blinds, made to measure blinds, under stairs storage cupboard and a gas central heating radiator.

Dining Kitchen

13' 7" x 7' 10" (4.14m x 2.39m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, sink and drainer, stainless steel splash back, gas hob, electric fan oven, Samsung fridge freezer, washing machine, cupboard housing the combi boiler, vinyl flooring, gas central heating radiator, UPVC French doors and a UPVC double glazed window to the rear aspect.

Landing

With access to the loft and a gas central heating radiator.

Bedroom One

16' 9" x 8' 1" (5.11m x 2.46m)

With two UPVC double glazed windows to the front and rear with made to measure Hillary's blinds and a gas central heating radiator.

Bedroom Two

13' 7" x 11' 2" (4.14m x 3.40m)

With a UPVC double glazed window to the front aspect with made to measure Hillary's blinds and a gas central heating radiator.

Bedroom Three

11' 7" x 6' 10" (3.53m x 2.08m)

With a UPVC double glazed window to the rear aspect with made to measure Hillary's blinds and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached and shower screen, part tiled to walls, vinyl floor covering, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Rear Garden

Rear entrance door into the garden, neatly laid to lawn with timber fencing surround, patio seating area, path way leads down side through the side gate.

Garage

With light and a double socket electric power supply and an unconnected EV charging point

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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Welcome to

Pear Tree Grove, Knottingley

- Three Bedroom Semi-Detached Home
- Downstairs WC
- Double Driveway And Garage
- Only Six Months Old
- Modern Development

Tenure: Freehold EPC Rating: B

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118305 - 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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