



Broomhill Grove, Knottingley WF11 0DT

Welcome to

Broomhill Grove, Knottingley

GUIDE PRICE £180,000 - £190,000 Three bedroom semi-detached home, popular location, modern kitchen and bathroom, beautiful spacious lounge, large driveway and rear garden.



Lounge

18' 8" x 12' 5" (5.69m x 3.78m)

Double glazed composite door to the front, stairs leading to the first floor, gas central heating radiator, log burner with surround and double glazed French doors leading into the rear garden. Access into the kitchen/diner.

Kitchen/Diner

18' 8" x 9' 1" (5.69m x 2.77m)

A fully fitted kitchen with a range of wall, base and drawer units with complimentary work surfaces over incorporating integrated oven, gas hob with cooker hood over, stainless steel sink and drainer, integrated coffee machine, tiled splashback, breakfast bar, spotlights, space for dining table, double glazed window to the front, and French doors leading into the rear garden. Access into the utility room.

Utility Room

9' x 6' 9" (2.74m x 2.06m)

Composite door to the front, gas central heating radiator, boiler, and a double glazed window to the rear.

Landing

Access into all three bedrooms and the family bathroom. Storage cupboard.

Bedroom One

12' 7" Max x 12' 5" Max (3.84m Max x 3.78m Max)

Double glazed window to the rear, gas central heating radiator and shelved storage.

Bedroom Two

12' 7" x 9' 2" (3.84m x 2.79m)

Double glazed window to the rear and a gas central heating radiator.

Bedroom Three

8' 7" x 7' 9" (2.62m x 2.36m)

Double glazed window to the front, gas central heating radiator and a storage cupboard.

Bathroom

A modern three piece fitted suite comprising of a low level flush WC, wash hand basin set in vanity unit and panel bath with shower over. Chrome heated towel rail, two double glazed windows to the side, and spotlights to the ceiling.

Exterior

To the front of the property is a large block paved driveway providing ample off street parking. To the rear of the property is a fully enclosed laid to lawn garden with decking and fenced boundaries, ideal for entertaining.



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Welcome to

Broomhill Grove, Knottingley

- ***GUIDE PRICE £180,000 - £190,000***
- Three Bedroom Semi-Detached Home
- Modern Kitchen And Bathroom
- Larger than average Rear Garden
- Ample Off Street Parking

Tenure: Freehold EPC Rating: D

guide price

£180,000 - £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117799 - 0004

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william h brown



01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk