



West Ings Court, KNOTTINGLEY WF11 9DN

Welcome to

West Ings Court, KNOTTINGLEY

GUIDE PRICE £160,000 - £170,000 Two bedroom semi-detached house on a quiet cul-de-sac. Close to river and canal walks, local amenities and transport links. Ideal for first time buyers, couples or a small family. Viewing is recommended.



Entrance Hall

With a front entrance door, under stairs storage cupboard and laminate flooring.

Lounge/ Diner

21' 8" x 9' 7" (6.60m x 2.92m)

With a UPVC bay window to the front aspect, gas fire with marble surround, laminate flooring, sliding door to the rear and two gas central heating radiators.

Kitchen

9' 2" x 8' 9" (2.79m x 2.67m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric oven, gas hob, extractor hood, integrated fridge freezer, space for washing machine and tumble dryer, gas central heated radiator and a UPVC double glazed window to the rear aspect.

Conservatory

10' 7" x 9' 9" (3.23m x 2.97m)

With laminate flooring, ceiling fan, electric radiator and doors to the garden.

Landing

With access to the part boarded loft with ladders.

Bedroom One

10' 3" x 13' plus recess (3.12m x 3.96m plus recess)

With two UPVC double glazed windows to the front aspects and a gas central heating radiator.

Bedroom Two

11' 3" x 9' 3" MAX (3.43m x 2.82m MAX)

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

Bathroom

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

Front Garden

Double driveway for off street parking.

Rear Garden

An enclosed garden with lawn, paving and a timber fence surround.



view this property online williamhbrown.co.uk/Property/PON118393



Welcome to

West Ings Court, KNOTTINGLEY

- ***GUIDE PRICE £160,000 - £170,000***
- Two Bedroom Semi-Detached Home
- Conservatory
- Double Driveway
- Local Amenities

Tenure: Freehold EPC Rating: C

guide price

£160,000 - £170,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PON118393](https://www.williamhbrown.co.uk/Property/PON118393)



Property Ref:
PON118393 - 0003

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)