



**Willow Lane, Knottingley WF11 8AJ**



**Welcome to**

**Willow Lane, Knottingley**

\*\*\*GUIDE PRICE £120,000 - £130,000\*\*\* Two bedroom detached park home for the over 50's. Comprising of a large lounge, kitchen diner, two bedrooms, bathroom and separate en-suite. Double driveway and enclosed rear garden.



### Entrance Hall

With a front entrance door, large storage cupboard and a gas central heating radiator.

### Lounge

24' 6" x 10' 11" ( 7.47m x 3.33m )

With two UPVC double glazed bay windows to the front and side aspects, electric fire with surround and two gas central heating radiators.

### Kitchen

17' 6" x 8' 2" ( 5.33m x 2.49m )

A fitted kitchen consisting of wall, base and draw units with work surfaces over, stainless steel sink and drainer, electric oven, hob, cooker hood, vinyl flooring, part tiled walls, space for washing machine, fridge freezer and tumble dryer, a side door, gas central heating radiator and two UPVC double glazed windows to the front and side aspect.

### Bedroom One

9' 3" x 9' 5" ( 2.82m x 2.87m )

With a UPVC double glazed window to the side aspect, fitted wardrobes and a gas central heating radiator.

### Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, gas central heating radiator and a UPVC double glazed window to the side aspect.

### Bedroom Two

10' 10" x 9' 3" ( 3.30m x 2.82m )

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

### Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with shower over, storage cupboard, part tiled to walls and a UPVC double glazed window to the side aspect.

### Front Garden

Block paved driveway to the side, part paved with plants surround.

### Rear Garden

An enclosed paved garden, mature trees to the rear and fence surround.

### Garage

A concrete built with electric.

### Ground Rent

Pitch fee £197.89 monthly as of 1st April 2025



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## **Willow Lane, Knottingley**

- \*\*\*GUIDE PRICE £120,000 - £130,000\*\*\*
- Two Bedroom Detached Park Home
- Over 50's Development
- Large, Spacious Lounge
- Double Driveway

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

**£120,000 - £130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118531 - 0005

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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.



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