



**Springfields, Knottingley WF11 8BH**

***Welcome to***

**Springfields, Knottingley**

NO ONWARD CHAIN! Three bedroom end-terrace. Renovated throughout. Modern fitted kitchen and house bathroom. Large rear garden. Good size driveway.



### Agents Note

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

### Entrance Hall

With UPVC double glazed front entrance door with side glass panels and a gas central heating radiator.

### Lounge

17' 9" x 12' ( 5.41m x 3.66m )

With a UPVC double glazed window to the front aspect, French doors to the rear and laminate flooring.

### Kitchen

13' 3" x 12' 3" ( 4.04m x 3.73m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, extractor fan, a bowl and half sink and drainer, integrated fridge freezer, dishwasher, plumbing for washing machine, under stairs storage cupboard, wall mounted radiator and a UPVC double glazed windows to the rear aspect.

### Utility Room

6' 9" x 6' 8" ( 2.06m x 2.03m )

With a UPVC double glazed window to the side aspect, entrance door, laminate flooring and a gas central heating radiator.

### Landing

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

### Bedroom One

12' 3" x 10' 1" ( 3.73m x 3.07m )

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

### Bedroom Two

12' 1" x 10' 8" ( 3.68m x 3.25m )

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

### Bedroom Three

7' 9" x 8' 2" ( 2.36m x 2.49m )

With a UPVC double glazed window to the rear aspect, storage cupboard housing the boiler 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 screen, part tiled to walls, chrome heated towel rail, spot lights to the ceiling and a UPVC double glazed window to the rear aspect.

### Front Garden

Driveway for off street parking.

### Rear Garden

A larger than average lawned garden and timber fence surround.



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**Welcome to**

## **Springfields, Knottingley**

- Three Bedroom End-Terrace Home
- Utility Room
- Renovated Throughout
- Driveway For Off Street Parking
- No Chain

Tenure: Freehold EPC Rating: C

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118587 - 0003

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