



**Bentley Crescent, Knottingley WF11 0FS**

***welcome to***

**Bentley Crescent, Knottingley**

\*\*\*GUIDE PRICE £240,000-£250,000\*\*\* Deceptively spacious Four bedroom three storey town house. Perfect for the growing family. Great location. Set over three floors. Fabulous master bedroom with ensuite facilities. Driveway to the side and enclosed rear garden.



### Entrance Hall

With a front entrance composite door and a gas central heating radiator.

### Wc

Consisting of a low level flush WC, wash hand basin, gas central heating radiator and vinyl flooring.

### Lounge

15' 10" x 12' 11" ( 4.83m x 3.94m )

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

### Kitchen/Diner

10' 3" x 16' 4" ( 3.12m x 4.98m )

A fitted kitchen consisting of wall and base units with surfaces over, electric hob, electric oven, extractor fan, sink and drainer, integrated fridge freezer, dish washer and washing machine, vinyl floor covering, part tiled, window to the rear and a composite double door.

### Landing

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

### Bedroom Two

10' 7" x 9' 10" ( 3.23m x 3.00m )

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

### Bedroom Three

10' 4" x 9' 4" ( 3.15m x 2.84m )

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

### Bedroom Four

10' 4" x 6' 10" ( 3.15m x 2.08m )

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

### Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with over head shower, part tiled to walls,

vinyl flooring, extractor fan, gas central heating radiator and a UPVC double glazed window to the side aspect.

### Top Floor Landing

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

### Bedroom One

18' 3" x 12' 2" ( 5.56m x 3.71m )

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

### En Suite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, towel radiator, part tiled and window to side aspect.

### Front Garden

With a driveway to the side for off street parking.

### Rear Garden

An enclosed rear garden, neatly laid to lawn, part paved with timber fenced surround.



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welcome to

## Bentley Crescent, Knottingley

- \*\*\*GUIDE PRICE £240,000-£250,000\*\*\*
- Three Storey Living
- Downstairs WC
- Ensuite To Master Bedroom
- Driveway

Tenure: Freehold EPC Rating: A

guide price

**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON118675 - 0004

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