

Bentley Crescent, Knottingley WF11 0FS



welcome to

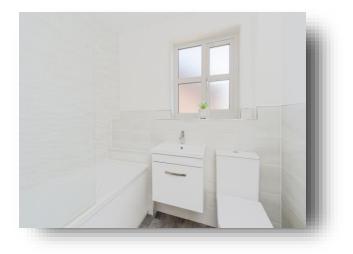
Bentley Crescent, Knottingley

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" ($3.23m \times 3.00m$) 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" ($3.15m \times 2.08m$) 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 tied 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.





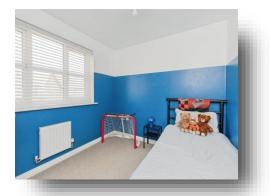
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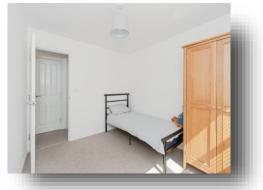
Bentley Crescent, Knottingley

- ***GUIDE PRICE £240,000-£250,000***
- Four Bedroom Semi-Detached Home
- Three Storey Living
- Downstairs WC
- Ensuite To Master Bedroom

Tenure: Freehold EPC Rating: A Council Tax Band: B

guide price **£240,000**





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Property Ref: PON118675 - 0008 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.

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