



**Kingsley Avenue, Knottingley WF11 8PY**



**Welcome to**

**Kingsley Avenue, Knottingley**

Three bedroom semi-detached home. Large lounge/diner, modern kitchen and bathroom facilities. Ample off road parking. Larger than average private rear garden, Popular location!!



### **Lounge**

11' 8" max x 23' 9" ( 3.56m max x 7.24m )

With a UPVC double glazed window to the front and rear aspect and understairs storage cupboard.

### **Garage**

With electric.

### **Kitchen**

9' 8" x 7' 1" ( 2.95m x 2.16m )

A fitted kitchen consisting of wall and base units with work surfaces over, stainless steel sink and drainer, electric hob, oven, cooker hood, spotlights, UPVC double glazed rear entrance door and a UPVC double glazed window to the rear aspect.

### **Landing**

With access to the boarded loft, an airing cupboard and a UPVC double glazed window to the side aspect.

### **Bedroom One**

9' 1" x 11' 2" ( 2.77m x 3.40m )

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

### **Bedroom Two**

12' 7" x 8' 7" min ( 3.84m x 2.62m min )

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

### **Bedroom Three**

7' 3" x 6' 3" ( 2.21m x 1.91m )

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

### **Shower Room**

A suite consisting of a low level flush WC, wash hand basin, bath, electric shower and a UPVC double glazed window to the side aspect.

### **Front Garden**

With a large driveway to the front with a timber fencing surround.

### **Rear Garden**

With Yorkshire stone flagged patio, fencing surround and astro turf.



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**Welcome to**

## **Kingsley Avenue, Knottingley**

- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Open Plan Living and Dining
- Landscaped Rear Garden
- Large Front Driveway and Garage

Tenure: Freehold EPC Rating: D

**£200,000**



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Property Ref:  
PON118641 - 0002

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postcode not the actual property