



Kingsley Avenue, Knottingley WF11 8PY


**william
h brown**

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.

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

Garage

With electric.



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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
Council Tax Band: A

offers over
£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118641 - 0006

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