



**Wordsworth Drive, Knottingley WF11 8PZ**

**Welcome to**

**Wordsworth Drive, Knottingley**

\*\*\*GUIDE PRICE £160,000-£170,000\*\*\* Three-bedroom semi-detached house for sale. The property comprises of a lounge and dining room, kitchen, family bathroom, enclosed rear garden and enclosed front garden.





### **Entrance Hall**

With a front entrance door.

### **Lounge**

14' 9" x 11' 3" ( 4.50m x 3.43m )

Open to the dining room with a UPVC double glazed window to the front aspect and a gas central heating radiator.

### **Dining Room**

9' 10" x 7' 9" ( 3.00m x 2.36m )

Open to the lounge and kitchen with patio doors to the rear, ceiling fan and laminate flooring.

### **Kitchen**

22' 10" max x 10' max ( 6.96m max x 3.05m max )

Open to the dining room is a fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric oven and hob with extractor hood over, stainless steel sink and half and drainer, breakfast bar, spot lights to the ceiling, tiling to the splash back, under stairs storage cupboard, space for a free standing fridge freezer and washing machine, vinyl flooring, rear door and two UPVC double glazed windows to the front and rear aspects.

### **Landing**

Access to the loft and a storage cupboard housing the boiler.

### **Bedroom One**

11' 9" x 11' 4" ( 3.58m x 3.45m )

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

### **Bedroom Two**

10' 9" x 11' 7" ( 3.28m x 3.53m )

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

### **Bedroom Three**

8' 8" into recess x 11' 7" ( 2.64m into recess x 3.53m )

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

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, bath, vinyl flooring, fully tiled walls, wood panelling to the ceiling, a gas central heating radiator and a UPVC double glazed window to the rear aspect.

### **Front Garden**

With a small lawn, paved path to front door and timber fence surround.

### **Rear Garden**

With a paved patio seating area, lawn and a concrete wall surround.



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## **Wordsworth Drive, Knottingley**

- \*\*\*GUIDE PRICE £160,000-£170,000\*\*\*
- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Ideal For a First Time Buyer Of Growing Family

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

guide price

**£160,000 - £170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON118677 - 0004

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**william h brown**



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



26 Market Place, PONTEFRAC, West Yorkshire,  
WF8 1AT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**