

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.





Welcome to

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

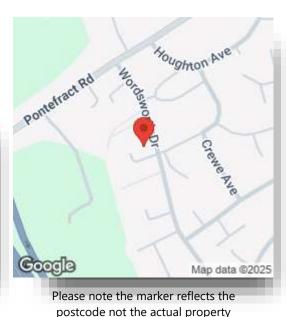
guide price

£160,000 - £170,000









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