



Spurrier Avenue, Knottingley WF11 0ER

Welcome to

Spurrier Avenue, Knottingley

This spacious three bedroom semi-detached home in Knottingley features a bright entrance hall, through lounge diner, conservatory, kitchen, and downstairs bathroom. Upstairs boasts an ensuite master bedroom. Outside offers a driveway, garage, and enclosed low-maintenance garden with decking.



Entrance Porch

With a UPVC double glazed front entrance door, laminate flooring and a UPVC double glazed window to the rear aspect.

Entrance Hall

With a UPVC double glazed door with side glass panels, solid wood flooring and a gas central heating radiator.

Lounge/Diner

14' 4" x 20' 5" (4.37m x 6.22m)

With UPVC double glazed French doors, laminate flooring, electric fire with surround and hearth, a UPVC double glazed window to the rear and two gas central heating radiators.

Kitchen

12' 3" x 10' 7" (3.73m x 3.23m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, a bowl and half sink and drainer, plumbing for washing machine, space for free standing fridge freezer, gas hob, electric oven, laminate flooring, gas central heating radiator and a UPVC double glazed window to the front aspect.

Conservatory

11' 10" x 9' 2" (3.61m x 2.79m)

UPVC construction, French doors to the side and laminate flooring.

Bedroom One

9' 9" x 12' 5" (2.97m x 3.78m)

With a UPVC double glazed window to the front aspect, fitted wardrobe, cupboard housing boiler and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, heated towel rail, tiled flooring and a UPVC double glazed window to the side aspect.

Bedroom Two

12' 6" x 10' 6" (3.81m x 3.20m)

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

Bedroom Three

12' 1" x 7' 4" (3.68m x 2.24m)

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 set in a vanity unit, panelled bath, part tiled to walls, tiled flooring, spot lights to the ceiling and a UPVC double glazed window to the rear aspect.

Front Garden

With driveway providing off street parking with mature planting in the side garden, leading to the attached garage with a side door leading to the rear garden.

Rear Garden

Well enclosed private garden, artificial grass, decked seating area, block paved patio seating area and a timber fence surround.



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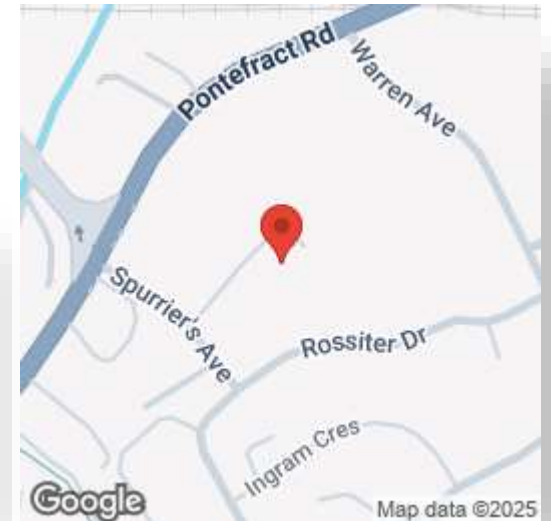
Welcome to

Spurrier Avenue, Knottingley

- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Conservatory
- Ensuite To Master
- Driveway & Attached Garage

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

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118748 - 0002

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