



**Warren Avenue, Knottingley WF11 0EU**

***Welcome to***

**Warren Avenue, Knottingley**

This three-bedroom semi-detached home in Knottingley, with no onward chain, offers a bright entrance hall, bay-windowed living room, kitchen/dining with garden access, three bedrooms, wet room, driveway, detached garage, and a split-level garden. A perfect blank canvas!



### **Entrance Porch**

With a front entrance door with window to the side, stairs to the first floor, wood flooring and a gas central heating radiator.

### **Lounge**

11' 10" x 10' 6" ( 3.61m x 3.20m )

With a UPVC double glazed bay window to the front aspect, wooden flooring, media wall with TV and electric fire, fitted shelves and cupboard in alcove and a gas central heating radiator.

### **Dining Room**

12' 11" x 12' 11" ( 3.94m x 3.94m )

With sliding patio doors to the rear aspect, display fire and a gas central heating radiator.

### **Kitchen**

7' 10" x 8' 11" ( 2.39m x 2.72m )

A kitchen consisting of wall and base units with work surfaces over, built in oven, gas hob, plastic cladding splash back, sink and drainer, UPVC double glazed window to the rear and a side door. Understairs cupboard.

### **Landing**

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

### **Bedroom One**

12' 11" x 10' 8" ( 3.94m x 3.25m )

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

### **Bedroom Two**

11' 11" x 11' 6" ( 3.63m x 3.51m )

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

### **Bedroom Three**

7' 11" x 7' 9" ( 2.41m x 2.36m )

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

### **Wet Room**

A suite consisting of a low level flush WC, wash hand basin, fully tiled walls and flooring, loft hatch and a UPVC double glazed window to the side aspect.

### **Front Garden**

With a driveway to the side, detached garage and a lawn to the front.

### **Rear Garden**

A split level garden, patio seating area, steps down to the grass.

### **Garage**

A detached garage with up and over door.



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## **Warren Avenue, Knottingley**

- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Great Size Property
- Large Split Level Rear Garden
- Traditional Period Property

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

**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON118755 - 0002

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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](https://www.williamhbrown.co.uk)**