



**The Wharf, Knottingley WF11 8BT**



**Welcome to**

## **The Wharf, Knottingley**

\*\*\*GUIDE PRICE £190,000 - £200,000\*\*\* A stylish four bedroom mid-townhouse in Knottingley with three floors, a master suite, spacious kitchen diner, enclosed rear garden, and driveway—close to schools, transport links, and local amenities. Ideal for families seeking comfort and convenience.



### Entrance Porch

With a UPVC double glazed front entrance door and gas central heating radiator.

### Entrance Hall

With tiled flooring and a gas central heating radiator and stairs to the first floor.

### Wc

with a low level flush WC, wash hand basin, tiled splash back, vinyl floor covering, a gas central heating radiator and a UPVC double glazed window to the front aspect.

### Bedroom One

11' 2" x 17' 4" ( 3.40m x 5.28m )

With spot lights to the ceiling, UPVC double glazed window to the front and a gas central heating radiator.

### Kitchen

15' 2" x 11' 4" ( 4.62m x 3.45m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, tiled splash back, stainless steel splash back, tiled flooring, space for fridge freezer, plumbing for dishwasher, plumbing for washing dryer, gas hob, electric oven, extractor fan, French doors to the rear, breakfast bar with seating, two gas central heating radiator and a UPVC double glazed window to the rear aspect.

### Lounge

15' 9" x 15' 7" ( 4.80m x 4.75m )

With two UPVC double glazed windows to the front aspect, laminate flooring, stairs to the second floor landing and two gas central heating radiators.

### Landing

With access to the loft and a gas central heating radiator.

### Bedroom Two

13' 5" x 8' 6" ( 4.09m x 2.59m )

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

### Bedroom Three

10' 8" x 8' 6" ( 3.25m x 2.59m )

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

### Bedroom Four

12' 2" x 6' 4" ( 3.71m x 1.93m )

With a UPVC double glazed window to the front aspect, laminate flooring, panelled walls, storage cupboard and a gas central heating radiator.

### Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached and shower screen, tiled walls and flooring, gas central heating radiator and a UPVC double glazed window tot the rear aspect.

### Front Aspect

Driveway to the front.

### Rear Garden

A lawned garden with decked seating area, garden shed and timber fence surround.



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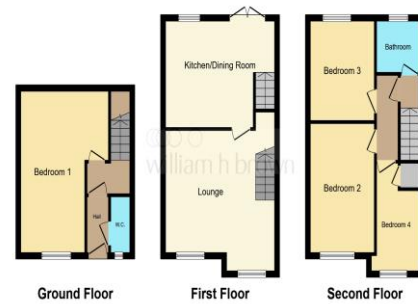
## **The Wharf, Knottingley**

- \*\*\*GUIDE PRICE £190,000 - £200,000\*\*\*
- Four Bedroom Mid-Townhouse
- Three Storey Living
- Downstairs WC
- Driveway

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£190,000 - £200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118919 - 0005

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