



Cleveland Avenue, Knottingley WF11 8EN

Welcome to

Cleveland Avenue, Knottingley

This extended three-bedroom semi-detached in Knottingley offers NO ONWARD CHAIN, spacious living areas, an open plan kitchen, ample off-street parking, and a fully enclosed rear garden—ideal for families seeking comfort and convenience.



Entrance Hall

With a front entrance door, under stairs storage, vinyl flooring, gas central heating radiator and two UPVC double glazed windows to the side and front.

Lounge

20' 1" x 13' (6.12m x 3.96m)

With a UPVC double glazed window to the front aspect, stone fire place with electric fire and double doors to the dining area.

Dining Area

11' 6" x 5' 9" (3.51m x 1.75m)

With a UPVC double glazed window to the rear aspect and double door to the lounge.

Kitchen

18' 6" x 10' 1" max (5.64m x 3.07m max)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, integrated electric oven, grill, gas hob, extractor hood, ceramic sink, part tiled to splash back, open to dining room, vinyl flooring, space for washing machine and fridge freezer, door to the rear and UPVC double glazed window to the side aspect.

Landing

With access to the loft and a UPVC double glazed window to the side aspect.

Bedroom One

11' 1" + recess x 9' 11" (3.38m + recess x 3.02m)

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

Bedroom Two

11' x 10' (3.35m x 3.05m)

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

Bedroom Three

8' 8" x 8' 4" (2.64m x 2.54m)

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, part tiled walls, tiled flooring and towel rail.

Front Garden

A tarmac driveway, part lawn, access to the side and fenced surround.

Rear Garden

Part paving, wood shed and a wooden fence surround.



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Welcome to

Cleveland Avenue, Knottingley

- Three Bedroom Semi-Detached Home
- Extended
- Driveway
- Close To The A1
- Ideal First Time Buyer Home

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

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118905 - 0004

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