



Cleveland Avenue, Knottingley WF11 8EN

welcome to

Cleveland Avenue, Knottingley

We are acting in the sale of the above property and have received an offer of £165,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of



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.

Vendors Comments

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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

view this property online williamhbrown.co.uk/Property/PON118905



Property Ref:
PON118905 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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