



Garden Lane, Knottingley WF11 9BS

Welcome to

Garden Lane, Knottingley

GUIDE PRICE £180,000-£190,000 Beautifully presented three bedroom mid-terrace in Knottingley with lounge, kitchen/diner, conservatory, modern bathroom, block-paved driveway, and a low-maintenance rear garden featuring power points and outdoor tap—ideal for relaxed family living.



Entrance Porch

A composite front entrance door with a sky light above and vinyl floor covering.

Lounge

22' 4" x 11' 2" (6.81m x 3.40m)

With a UPVC double glazed window to the rear aspect, solid wood flooring, sliding patio doors to the rear and two gas central heating radiators.

Dining Kitchen

15' 9" x 8' 5" (4.80m x 2.57m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, 5 ring gas hob, electric oven, extractor fan, sink and drainer, plumbing for washing machine, space for tumble dryer, breakfast bar, vinyl floor covering, tiled splash back, under stairs storage cupboard, space for free standing fridge freezer, gas central heating radiator and two UPVC double glazed windows to the front aspect.

Conservatory

9' 8" x 9' 7" (2.95m x 2.92m)

With UPVC French doors to the rear, solid wood flooring and an electric wall heater.

Landing

With a UPVC double glazed window to the front aspect.

Bedroom One

11' 11" x 11' 7" (3.63m x 3.53m)

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

Bedroom Two

10' 8" x 12' 4" (3.25m x 3.76m)

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

Bedroom Three

8' 10" x 7' 8" (2.69m x 2.34m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with shower over and screen, fully tiled to walls, vinyl floor covering, chrome heated towel rail, cupboard housing the boiler and two UPVC double glazed windows to the front aspect.

Front Garden

Block paved driveway, double outdoor plug and outdoor light.

Rear Garden

A well enclosed, low maintenance garden, mainly laid to pebble with slate wall, patio seating area, 2 power points, outdoor tap and a timber fence surround.



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Welcome to

Garden Lane, Knottingley

- ***GUIDE PRICE £180,000-£190,000***
- Three Bedroom Mid-Terrace Home
- Conservatory
- Block Paved Driveway For Ample Off Street Parking
- Close To A1 - Perfect For Commuters

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£180,000 - £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118953 - 0006

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