



Spurrier Avenue, Knottingley WF11 0ER

welcome to

Spurrier Avenue, Knottingley

GUIDE PRICE £200,000 - £210,000 Offered with no onward chain! This spacious three bedroom semi-detached home in Knottingley boasts multiple reception areas, a sun room, three gardens, detached garage, and extensive driveway—perfect for comfortable family living and outdoor enjoyment.



Entrance Hall

Door to the conservatory, laminate flooring and a gas central heating radiator.

Lounge

19' 10" x 12' 10" (6.05m x 3.91m)

With a UPVC double glazed window to the front aspect, sliding door to the front, and a gas fire with stone fire place.

Kitchen

11' 11" x 9' 11" (3.63m x 3.02m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, composite sink and drainer, integrated double oven, electric hob, extractor hood, boiler, airing cupboard, vinyl flooring, part tiling, space for washing machine and microwave and a UPVC double glazed window to the rear aspect.

Sun Room

5' 11" x 7' 7" (1.80m x 2.31m)

With UPVC and brick construction, vinyl flooring, electric and a door to the rear aspect.

Landing

With access to the loft.

Bedroom One

12' x 9' 11" (3.66m x 3.02m)

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

Bedroom Two

10' 6" x 11' 11" (3.20m x 3.63m)

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

Bedroom Three

10' 7" x 7' 4" (3.23m x 2.24m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, walk in shower curtain, fully tiled floors and walls, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Front Garden

Concrete driveway, landscaped and shrubs to the borders.

Rear Garden

A lawned garden, paved seating area, shrubs, garage and fence surround.



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Spurrier Avenue, Knottingley

- ***GUIDE PRICE £200,000 - £210,000***
- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Sun Room
- Corner Plot Position

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

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118845 - 0004

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