



**Womersley Road, Knottingley WF11 0DJ**

**welcome to**

## **Womersley Road, Knottingley**

\*\*\*GUIDE PRICE £390,000-£400,000\*\*\* Traditional three bedroom DETACHED property comprising of large entrance hall, two receptions rooms, kitchen, conservatory, three double bedrooms, family bathroom, separate WC, large DRIVEWAY, extensive garden space and large outbuilding.



### Entrance Hall

With a front entrance door, staircase to the first floor, wood panelling, laminate flooring and a gas central heating radiator.

### Lounge

16' 11" x 12' 11" ( 5.16m x 3.94m )

With a UPVC double glazed bay window to the front aspect, picture rail, electric fire with surround and gas central heating radiator.

### Dining Room

15' 11" x 12' 11" ( 4.85m x 3.94m )

With a double door to the conservatory, picture rail, laminate flooring and gas fire with surround.

### Kitchen

15' 10" x 10' 10" ( 4.83m x 3.30m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, space for range cooker, extractor hood, matching splash back, tiled behind oven, integrated washing machine, fridge freezer, wood panells, under stairs cupboard, spot lights to the ceiling, vinyl flooring, consumer unit, gas central heating radiator, rear door and two UPVC double glazed windows to the side and rear aspect.

### Conservatory

16' 2" x 8' 7" ( 4.93m x 2.62m )

Built with brick and UPVC, solid roof, vinyl flooring, electric fire and a gas central heating radiator.

### Landing

A UPVC double glazed window to the side aspect, picture rail and wood panelling.

### Bedroom One

16' 6" x 10' 6" ( 5.03m x 3.20m )

With a UPVC double glazed window to the rear aspect, built in wardrobes and down lighting over cupboards.

### Bedroom Two

13' x 13' 11" ( 3.96m x 4.24m )

With a UPVC double glazed window to the front

aspect, picture rail and a gas central heating radiator.

### Bedroom Three

10' 10" x 9' 10" ( 3.30m x 3.00m )

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

### Wc

With a low level flush WC, wash hand basin, part tiled, vinyl flooring, window to the side aspect, wall mounted boiler and loft access.

### Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath, vinyl flooring, tiled flooring, shower cubicle and a UPVC double glazed window to the rear aspect.

### Front Garden

Tarmac driveway, small lawn, hedge and wall surround.

### Rear Garden

Access from both sides, large lawned garden, outdoor electrics, pergola with solid roof, brick shed and metal security doors.

### Outbuildings

21' 3" x 12' 2" ( 6.48m x 3.71m )

With a door to the side, window to the side, up and over door, electrics and storage in the eaves.



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## Womersley Road, Knottingley

- Three Bedroom Detached Home
- GUIDE PRICE £390,000-£400,000
- Two Reception Rooms
- Large Driveway
- Large Outbuilding Great For Storage

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

guide price

**£390,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON118960 - 0004

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