

Rainsborough Avenue, KNOTTINGLEY WF11 8RP

Welcome to

Rainsborough Avenue, KNOTTINGLEY

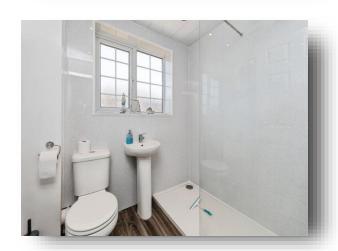
GUIDE PRICE £170,000 - £180,000 Offered with no onward chain, this three bedroom semi-detached home in Knottingley features spacious living, gardens, garage, and excellent transport links. Close to top-rated schools, nature reserves, and local amenities—ideal for families or first-time buyers.













Akawa

11' 6" x 16' 2" (3.51m x 4.93m)

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

Dining Room

9' 9" x 9' 2" (2.97m x 2.79m)

With double doors to the rear, laminate flooring and a gas central heating radiator.

Kitchen

9' 2" x 9' 1" (2.79m x 2.77m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, integrated electric oven and hob, stainless steel sink and drainer, cooker hood over, space for washing machine and fridge freezer, spot lights to the ceiling, laminate flooring, under stairs storage cupboard, panelled over tile, side door and a UPVC double glazed window to the rear aspect.

Landing

With access to the loft, cupboard housing the boiler and a gas central heating radiator.

Bedroom One

10' 6" x 10' 4" (3.20m x 3.15m)

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

Bedroom Two

11' 3" x 10' 3" (3.43m x 3.12m)

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

Bedroom Three

6' 11" x 6' 7" (2.11m x 2.01m)

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

Shower Room

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

Front Garden

A resin driveway and lawn.

Rear Garden

With a resin path, lawn and timber fence surround.

Garage

With an up and over door, electrics and brick built.





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Rainsborough Avenue, KNOTTINGLEY

- ***GUIDE PRICE £170.000 £180.000***
- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Popular Residential Area
- Close To A1

Tenure: Freehold EPC Rating: C

Council Tax Band: B

quide price

£170,000 - £180,000









Please note the marker reflects the postcode not the actual property

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Property Ref: PON118480 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 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.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these



Pontefract@williamhbrown.co.uk



william h brown

26 Market Place, PONTEFRACT, West Yorkshire, WF8 1AT



01977 791406

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