



**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 glazed 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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**Welcome to**

## **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

guide price

**£170,000 - £180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118480 - 0005

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