



**Arncliffe Drive, KNOTTINGLEY WF11 8RH**

**Welcome to**

**Arncliffe Drive, KNOTTINGLEY**

\*\*\*GUIDE PRICE £190,000 - £200,000\*\*\* Charming three bedroom semi-detached in Knottingley with open-plan living, modern interiors, driveway, and enclosed garden. Close to top-rated schools, nature spots, and transport links—ideal for families or first-time buyers seeking comfort and convenience.



### **Entrance Hall**

With a front entrance door, laminate flooring and a gas central heating radiator.

### **Lounge Diner**

23' 9" x 11' 9" ( 7.24m x 3.58m )

With a double door to the rear, window to the front aspect, laminate and carpeted flooring, under stairs storage cupboards and two gas central heating radiators.

### **Kitchen**

7' 2" x 9' 2" ( 2.18m x 2.79m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric oven, hob, extractor hood, ceramic sink and drainer, integrated dishwasher, part tiled, space for washing machine, fridge freezer, laminate flooring and a UPVC double glazed window to the rear aspect.

### **Landing**

With a UPVC double glazed window to the side aspect and access to the loft with a ladder.

### **Bedroom One**

12' 8" x 8' 6" ( 3.86m x 2.59m )

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

### **Bedroom Two**

10' 10" x 9' ( 3.30m x 2.74m )

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

### **Bedroom Three**

9' 6" x 9' 1" ( 2.90m x 2.77m )

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

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, bath with electric shower over, part tiling, cupboard, vinyl flooring, towel radiator and a UPVC double glazed window to the side aspect.

### **Front Garden**

A block paved driveway.

### **Rear Garden**

Access from the side, part decked area, raised lawn area, wooden fence and block wall.



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## **Arncliffe Drive, KNOTTINGLEY**

- \*\*\*GUIDE PRICE £190,000 - £200,000\*\*\*
- Three Bedroom Semi-Detached Home
- Driveway
- Access to A1
- Local Amenities, shops, schools, pubs

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£190,000 - £200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118969 - 0002

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