

Weeland Court, KNOTTINGLEY WF11 8AY

william h brown

Welcome to

Weeland Court, KNOTTINGLEY

GUIDE PRICE £160,000 - £170,000 Three bedroom semi-detached home in Knottingley featuring entrance hall, spacious living room, and kitchen. Upstairs offers three bedrooms and a bathroom. Includes driveway and fully enclosed, low-maintenance rear garden. Must be viewed!

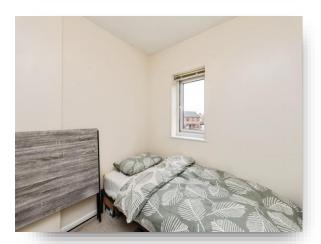












Lounge

14' 11" x 14' 7" (4.55m x 4.45m)

With a front entrance door, a UPVC double glazed window to the front aspect, electric fire and surround, under stairs storage cupboard, laminate flooring and a gas central heating radiator.

Kitchen Diner

14' 10" x 8' 6" (4.52m x 2.59m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, integrated electric oven, gas hob, extractor hood, space for washing machine and fridge freezer, stainless steel sink and drainer, part tiling, laminate flooring, gas central eating radiator, door to the rear and a UPVC double glazed window to the rear aspect.

Landing

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

Bedroom One

11' 10" x 8' 7" (3.61m x 2.62m)

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

Bedroom Two

11' 3" x 7' 8" (3.43m x 2.34m)

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

Bedroom Three

8' x 6' 10" (2.44m x 2.08m)

With a UPVC double glazed windows to the rear aspect, over stairs cupboard with boiler and a gas central heating radiator.

Bathroom

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

Front Garden

With a block paved driveway, path and gravel.

Rear Garden

With a decked seating area, artificial lawn, wooden shed, access from the side and walled surround.





Welcome to

Weeland Court, KNOTTINGLEY

- ***GUIDE PRICE £160,000 £170,000***
- Three Bedroom Semi-Detached Home
- Driveway
- **Local Amenities**
- Close To The M62

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£160,000 - £170,000









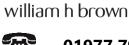
Please note the marker reflects the postcode not the actual property

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Property Ref: PON119005 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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) 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 offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent



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