

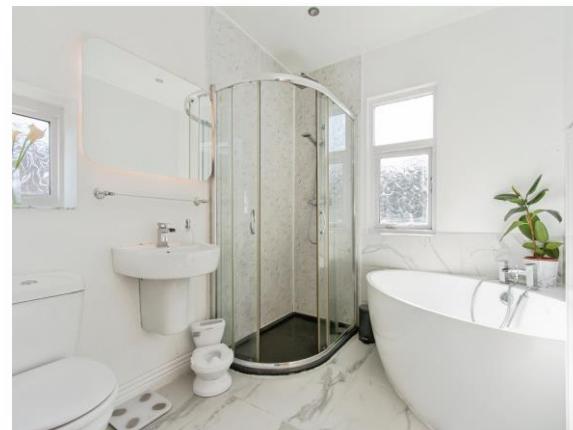


Glebelands, Knottingley WF11 8DS

Welcome to

Glebelands, Knottingley

GUIDE PRICE £190,000 - £200,000 Stunning three bedroom semi-detached home in Kellingley featuring a spacious lounge, open-plan kitchen diner, modern bathroom, private rear garden, garage with roller door, and a versatile outbuilding. Gorgeous throughout and ready to move in.



Entrance Porch

With a UPVC double glazed front entrance door, vinyl floor covering and a timber framed window to the side aspect.

Entrance Hall

With a window to the front aspect, two storage cupboards, laminate flooring and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin and a timber framed window to the side aspect.

Lounge

13' 8" x 12' 3" (4.17m x 3.73m)

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

Dining Kitchen

21' 2" x 12' 8" (6.45m x 3.86m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric hob, double electric oven, a bowl and half sink and drainer, work surface with matching splash back, cupboard housing the boiler, plumbing for washing machine and dishwasher, extractor fan, vinyl floor covering, space for free standing fridge freezer, a gas central heating radiator, French doors to the rear aspect and a UPVC double glazed window to the rear aspect.

Landing

With a timber framed window to the side aspect, loft hatch with a pull down ladder and light.

Bedroom One

12' 3" x 13' 5" (3.73m x 4.09m)

With a timber framed window to the rear aspect and a gas central heating radiator.

Bedroom Two

11' 5" x 12' 5" (3.48m x 3.78m)

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

Bedroom Three

8' 8" x 7' 5" (2.64m x 2.26m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, corner bath with mixer tap, shower cubicle, chrome heated towel rail, part tiling to walls and flooring and timber framed windows to the side and rear aspect.

Rear Garden

Neatly laid to lawn is this private enclosed with patio seating area, mature trees and a timber fence surround.

Garage

With electric roller door, side door into rear garden and eves for storage.

Office

19' 7" x 9' 5" (5.97m x 2.87m)

With UPVC French doors and a window to the side aspect, vinyl flooring and electrics.



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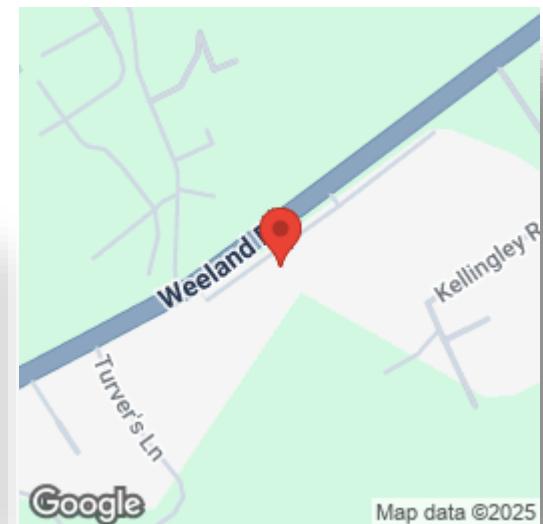
- ***GUIDE PRICE £190,000 - £200,000***
- Three Bedroom Semi-Detached Home
- Downstairs WC
- Large Driveway & Garage
- Ideal First Time Buyer Home

Tenure: Freehold EPC Rating: F

Council Tax Band: B

guide price

£190,000 - £200,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 guidance 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 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) 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 and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
PON119000 - 0002

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