

**Tennyson Close, Knottingley WF11 8QJ** 

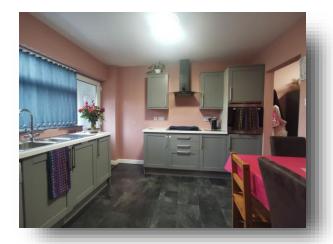
william h brown

## Welcome to

# **Tennyson Close, Knottingley**

\*\*\*GUIDE PRICE £160,000 - £170,000\*\*\* A well-presented three-bedroom semi-detached home in a quiet Knottingley cul-de-sac. It features a bright lounge, spacious kitchen, separate utility room, and a private rear garden. With easy access to local amenities and transport links.













#### **Entrance Hall**

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

### Lounge

22' 10" x 11' 4" ( 6.96m x 3.45m )

With two UPVC double glazed windows to the front and rear, laminate flooring and a gas central heating radiator.

#### Kitchen

10' 8" x 9' 11" ( 3.25m x 3.02m )

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

### **Utility Room**

11' 8" x 5' 2" ( 3.56m x 1.57m )

With laminate flooring, under stairs storage cupboard, space for washing machine, fridge freezer, fitted units and a UPVC double glazed window to the front aspect.

### Landing

With access to the loft and cupboard housing the boiler.

#### **Bedroom One**

11' 4" x 11' 10" ( 3.45m x 3.61m )

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

### **Bedroom Two**

10' 9" x 11' 6" ( 3.28m x 3.51m )

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

### **Bedroom Three**

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

With a UPVC double glazed window to the rear aspect, bulk head and gas central hating radiator.

#### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, bath, shower cubicle, part tiled around bath, towel radiator and two UPVC double glazed windows to the rear aspects.

#### **Front Garden**

Graveled with a path and timber fence.

#### **Rear Garden**

Lawn, patio, wall and fencing surround.





### Welcome to

# **Tennyson Close, Knottingley**

- \*\*\*GUIDE PRICE £160.000 £170.000\*\*\*
- Three Bedroom Semi-Detached Home
- Cul-De-Sac Position
- Two Communal Parking Spaces
- **Local Amenities**

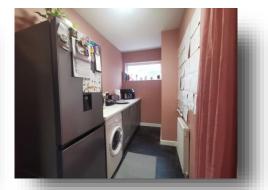
Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£160,000 - £170,000







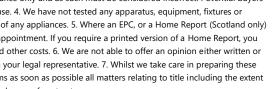


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON119148



Property Ref: PON119148 - 0003 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 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 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.





Pontefract@williamhbrown.co.uk



william h brown

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



williamhbrown.co.uk

01977 791406

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.