



Stranglands Lane, Knottingley WF11 8RA

welcome to

Stranglands Lane, Knottingley

GUIDE PRICE £390,000-£400,000Fantastic four bedroom detached house. Two reception rooms. Large conservatory which can benefit for an additional reception room. Stunning extensive rear garden. Large driveway & garage, ground floor bedroom. Semi rural location. Close by to major motorway links.



Entrance Hall

With a front entrance door with side glass panels, stairs to the first floor, tiled flooring and a gas central heating radiator.

Dining Room/ Lounge

23' 8" x 13' 1" (7.21m x 3.99m)

With French doors into the conservatory with side glass panels, window to the rear, electric fire with surround, laminate flooring and two gas central heating radiators with covers.

Conservatory

9' 10" x 23' (3.00m x 7.01m)

Constructed under UPVC, French doors to the rear, spot lights to the ceiling, fitted blinds and laminate flooring.

Living Room

14' 2" x 15' 2" (4.32m x 4.62m)

With French doors with side glass panels to the rear, electric fire with surround, laminate flooring and a gas central heating radiator.

Study/ Bedroom Four

7' 7" x 10' 9" (2.31m x 3.28m)

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

Utility Room

10' 10" x 7' 4" (3.30m x 2.24m)

With a UPVC double glazed window to the side aspect, vinyl floor covering, plumbing for washing machine, stainless steel sink and drainer and door into garage.

Wc

With a low level flush WC, wash hand basin, vinyl flooring, gas central heating radiator and a UPVC double glaze window to the side aspect.

Kitchen

13' x 10' 8" (3.96m x 3.25m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, free standing gas oven, hob, 5 ring burner, circular sink and drainer, tiled flooring, integrated dishwasher, under counter fridge freezer, tiled flooring and a UPVC double glazed window to the front aspect.

Rear Hall

With a UPVC double glazed window to the side aspect, cupboard housing the boiler and a door into the kitchen.

Landing

With access to the loft with a pull down ladder and a UPVC double glazed window to the front aspect.

Bedroom One

12' 7" x 13' 4" (3.84m x 4.06m)

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

Bedroom Two

10' 2" x 12' 3" (3.10m x 3.73m)

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

Bedroom Three

9' 3" x 8' 4" (2.82m x 2.54m)

With two UPVC double glazed windows to the front and sides and a gas central heating radiator.

Bathroom

A suite consisting of a wash hand basin set in a vanity unit, panelled bath with electric shower over and screen, fully tiled, gas central heating radiator and a UPVC double glazed window to the front aspect.

Separate Wc

With a UPVC double glazed window to the front aspect and a low level flush WC.

Front Garden

Accessed through double gates leading on to a great size driveway which leads up to the double garage with electric door and privet edging.

Rear Garden

Very large rear garden neatly laid to lawn, patio seating area, concrete shed with door, window and electric and a timber fence surround.



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Stranglands Lane, Knottingley

- ***GUIDE PRICE £390,000-£400,000***
- Detached Unique Family Home
- Two Large Reception Rooms
- Superb Conservatory Over Looking The Rear Garden
- Landscaped extensive lawned Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£390,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119029 - 0006

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