



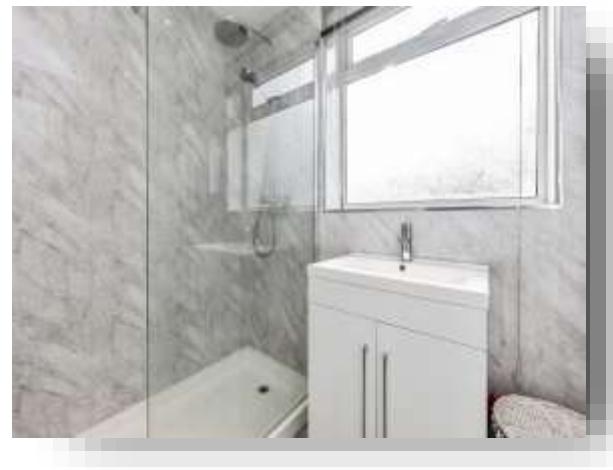
**Garden House, The Holes, Knottingley WF11 8HY**



**Welcome to**

## **Garden House, The Holes, Knottingley**

\*\*\*GUIDE PRICE £230,000 - £240,000\*\*\* Three bedroom detached bungalow. Modern kitchen, shower room and large conservatory. Low maintenance gardens to the front, side and rear. Ample off street parking. Close by to Knottingley town centre. Extremely well presented.



## **Entrance Hall**

Laminate flooring access to the loft and a gas central heating radiator.

## **Lounge**

14' 6" x 12' 5" ( 4.42m x 3.78m )

With a UPVC double glazed window to the side aspect, focal brick fire place with timber shelf and laminate flooring.

## **Kitchen**

10' 9" x 12' 7" ( 3.28m x 3.84m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, a bowl and half sink and drainer, electric hob, built in electric oven, built in microwave, integrated washing machine, laminate flooring, spot lights to the ceiling, gas central heating radiator and two UPVC double glazed windows to the front and side aspects.

## **Conservatory**

14' 7" x 8' 4" ( 4.45m x 2.54m )

Constructed under UPVC, laminate flooring, UPVC door into garden and a gas central heating radiator.

## **Bedroom One**

12' 4" x 11' 3" ( 3.76m x 3.43m )

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

## **Bedroom Two**

11' 6" x 10' 7" ( 3.51m x 3.23m )

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

## **Bedroom Three**

10' 6" x 9' 2" ( 3.20m x 2.79m )

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

## **Bathroom**

A suite consisting of a wash hand basin set in a vanity unit, shower cubicle, towel rail, cupboard housing the boiler, vinyl flooring and a UPVC double glazed window to the rear aspect.



***view this property online*** [williamhbrown.co.uk/Property/PON119142](http://williamhbrown.co.uk/Property/PON119142)



Welcome to

## Garden House The Holes, Knottingley

- \*\*\*GUIDE PRICE £230,000 - £240,000\*\*\*
- Three Bedroom Detached Bungalow
- NO ONWARD CHAIN
- Modern Fitted Kitchen
- Modern Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£230,000 - £240,000**



**view this property online** [williamhbrown.co.uk/Property/PON119142](http://williamhbrown.co.uk/Property/PON119142)

Please note the marker reflects the postcode not the actual property



Property Ref:  
PON119142 - 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 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.

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.

 **william h brown**



**01977 791406**



Pontefract@williamhbrown.co.uk



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



**williamhbrown.co.uk**