



**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.



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## **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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON119142 - 0003

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**william h brown**



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**