



Oak Tree Close, KNOTTINGLEY WF11 0FE

Welcome to

Oak Tree Close, KNOTTINGLEY

Stylish four-bedroom detached home on Gleeson development, Knottingley. Features kitchen/diner with garden access, utility, ensuite master, family bathroom, garage, EV charging, and tiered rear garden with Indian stone patio. Ideal for modern family living.



Entrance Hall

With a composite front entrance door, gas central heating radiator and a UPVC double glazed window to the side.

Wc

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

Lounge

16' 11" x 11' 5" (5.16m x 3.48m)

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

Kitchen

17' 8" x 13' 4" (5.38m x 4.06m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, extractor fan, tiled splash back, stainless steel sink and drainer, space for a dishwasher, space for a fridge freezer, vinyl floor covering, French doors and a UPVC double glazed window to the rear aspect.

Utility Room

6' 2" x 5' 2" (1.88m x 1.57m)

With a UPVC side entrance door, work surfaces over, plumbing for washing machine, vinyl floor covering, cupboard housing the boiler, tiled splash back and a gas central heating radiator.

Landing

With a UPVC double glazed window to the side aspect, loft hatch, cupboard with shelving and a gas central heating radiator.

Bedroom One

11' 5" x 8' 7" (3.48m x 2.62m)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, part tiled to walls, vinyl floor covering, gas central heating radiator and a UPVC double glazed window to the side aspect.

Bedroom Two

12' 5" x 8' 7" (3.78m x 2.62m)

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

Bedroom Three

8' 8" x 7' 2" (2.64m x 2.18m)

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

Bedroom Four

8' 8" x 7' 7" (2.64m x 2.31m)

With a UPVC 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, panelled bath with electric shower, vinyl floor covering, gas central heating radiator and a gas central heating radiator.

Rear Garden

A tiered lawn garden, Yorkshire stone flagged patio, seating area with a timber fence surround.

Garage

A detached garage with up and over door and electric car charger.



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Welcome to

Oak Tree Close, KNOTTINGLEY

- Four Bedroom Detached Home
- Down Stairs WC
- Ensuite To Master Bedroom
- Utility Room
- Detached Garage

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119085 - 0002

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