



Sycamore Avenue, Knottingley WF11 0PL

welcome to

Sycamore Avenue, Knottingley

GUIDE PRICE £150,000 - £160,000 Well-presented three-bedroom mid-terrace in Knottingley featuring a spacious lounge/diner, modern kitchen, enclosed rear garden with patio and storage, ample front parking, and leased solar panels—perfect for comfortable energy-efficient living.



Vendor Comments

Rented solar panels

Entrance Hall

With a composite front entrance composite door, laminate flooring, sliding doors, wardrobes housing coats and shoes and a gas central heating radiator.

Lounge/Diner

20' 1" x 10' 5" (6.12m x 3.17m)

With a UPVC triple glazed window to the front aspect, wooden channelled flooring, French doors to the rear, exposed tiled walls and a gas central heating radiator.

Kitchen

8' 7" x 10' 5" (2.62m x 3.17m)

A fitted kitchen consisting of wall, base and draw units with Quartz work surfaces over, a bowl and half sink and drainer, 5 ring gas hob, oven and built in microwave, tiled flooring with under floor heating, tiled splash back, plumbing for washing machine, space for fridge freezer, tiled splash back, spot lights to the ceiling and a gas central heating radiator.

Landing

With access to the loft and laminate flooring.

Bedroom One

14' 11" max x 11' 7" max (4.55m max x 3.53m max)

With a UPVC double glazed window to the front aspect, laminate flooring, built in wardrobes with sliding doors and a gas central heating radiator.

Bedroom Two

13' 7" x 8' 7" (4.14m x 2.62m)

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

Bedroom Three

8' 9" x 9' 5" (2.67m x 2.87m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, P shaped bath with shower over and screen, fully tiled to walls and the ceiling, spot lights to the ceiling, chrome heated towel rail and two UPVC double glazed window to the rear aspect.

Rear Garden

An under cover decked seating area, lawned garden with timber fence surround, a brick built shed housing the boiler, outside lighting, pond, and gate to the rear.



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Sycamore Avenue, Knottingley

- ***GUIDE PRICE £150,000 - £160,000***
- Three Bedroom Mid-Terrace Home
- Modern Interior Throughout
- Through Lounge Diner
- Modern Fitted Kitchen

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

guide price

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119215 - 0005

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