



**Lyng Court, Knottingley WF11 8LB**

**Welcome to**

## **Lyng Court, Knottingley**

\*\*\*GUIDE PRICE £200,000 - £210,000\*\*\*Four-bedroom, three-storey townhouse in Knottingley with spacious rooms, kitchen, living/diner, enclosed low-maintenance garden, three first-floor bedrooms, top-floor master with ensuite, plus driveway and powered garage offering ample off-street parking.



## **Entrance Hall**

With a front entrance door, laminate flooring, under stairs storage and a gas central heating radiator.

## **Wc**

With a low level flush WC, wash hand basin, laminate flooring, extractor fan and a window to the front aspect.

## **Lounge**

13' 4" x 15' 10" ( 4.06m x 4.83m )

With a double door to the rear, laminate flooring, log burner, stone base and tiled back and a gas central heating radiator.

## **Kitchen**

11' 4" x 6' 4" ( 3.45m x 1.93m )

A fitted kitchen consisting of wall, base and drawer units with wood work surfaces over, integrated electric oven, gas hob, extractor hood, tiled splash, space for washing machine, fridge freezer, Belfast ceramic sink, wine shelf, spot lights to the ceiling, laminate flooring, gas central heating radiator and window to the front.

## **Landing**

Gas central heating radiator.

## **Bedroom Two**

9' 7" x 13' 5" ( 2.92m x 4.09m )

With two windows to the rear and gas central heating radiator

## **Bedroom Three**

10' 6" x 6' 5" ( 3.20m x 1.96m )

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

## **Bedroom Four**

6' 8" x 7' 10" ( 2.03m x 2.39m )

With a window to the front and a gas central heating radiator.

## **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, bath, part tiled walls, extractor fan and a window to the side.

## **Top Floor Landing**

Sky Light to the rear.

## **Bedroom One**

13' 6" max x 12' 7" max ( 4.11m max x 3.84m max )

With a window to the front, laminate flooring, bulk head and two gas central heating radiators.

## **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, electric shower, part tiled walls, vinyl flooring, sky light to the rear, extractor fan and a gas central heating radiator.

## **Front Garden**

A tarmac Driveway, outside light, small lawn and path to front door.

## **Rear Garden**

Block paved, timber fence surround, access into garage and gate to the side.

## **Garage**

Attached to house, manual door, rear door to garden and electric.



***view this property online*** [williamhbrown.co.uk/Property/PON119405](http://williamhbrown.co.uk/Property/PON119405)



## Welcome to

### **Lyng Court, Knottingley**

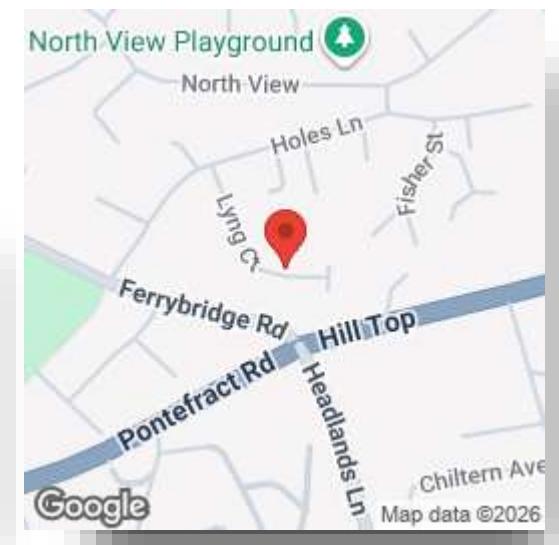
- \*\*\*GUIDE PRICE £200,000 - £210,000\*\*\*
- Four Bedroom Townhouse
- NO ONWARD CHAIN
- Three Storey Property
- Ensuite To Master Bedroom

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£200,000 - £210,000**



**view this property online** [williamhbrown.co.uk/Property/PON119405](http://williamhbrown.co.uk/Property/PON119405)

Please note the marker reflects the postcode not the actual property



Property Ref:  
PON119405 - 0002

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**



**01977 791406**



Pontefract@williamhbrown.co.uk



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



**williamhbrown.co.uk**