



Lyng Court, Knottingley WF11 8LB

Welcome to

Lyng Court, Knottingley

GUIDE PRICE £200,000 - £210,000Four-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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119405 - 0002

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