



Ferrybridge Road, Knottingley WF11 8JF

Welcome to

Ferrybridge Road, Knottingley

GUIDE PRICE £475,000 - £500,000 Characterful four-bedroom detached home in Knottingley with spacious rooms, high ceilings, bay windows, three receptions, annex with shower room, gated driveway for multiple cars, double garage, EV charger, lawned garden, shed with electrics, and bar.



Entrance Hall

With a front entrance door, herringbone flooring, wood panelled walls, under stairs storage, coving and two ceiling roses.

Lounge

18' 7" x 16' 7" (5.66m x 5.05m)

With a bay window to the front, gas fire, marble hearth and wood surround, gas central heating radiator, coving and decorative ceiling and panelled walls.

Dining Room

14' 5" x 13' (4.39m x 3.96m)

With a window to the rear, bay window to the side, polished floor boards, cast iron fire place, wood surround, tiled hearth, picture rail and coving.

Reception Room

15' 3" x 13' (4.65m x 3.96m)

With a bay window to the front, electric fire with a marble hearth, decorative surround, coving and two gas central heating radiators.

Kitchen

16' 9" x 11' (5.11m x 3.35m)

A fitted kitchen consisting of wall, base and drawer units with quartz work surfaces over, island unit with storage and a wine cooler, integrated electric ovens, gas hob, extractor hood, sink, dish washer, fridge freezer, boiler, spot lights to the ceiling, tiled flooring, under floor heating, gas central heating radiator, window to the rear and a door to the rear aspect.

Utility Room

6' 4" x 7' 5" (1.93m x 2.26m)

With under stairs storage, tiled flooring, kitchen units, stainless steel sink, space for washing machine and dryer and a window to the rear.

Landing

With a gas central heating radiator, original wood panelling, coving, ceiling rose and a window to the rear.

Wc

With a window to the rear, low level flush WC, wash hand basin, tiled flooring, tiled splash back, coving and a window to the rear.

Bedroom One

18' 10" x 13' 5" (5.74m x 4.09m)

With two windows to the front, coving, picture rail, decorative ceiling, fitted wardrobes and two gas central heating radiators.

Bedroom Two

16' 6" into bay x 12' 11" (5.03m into bay x 3.94m)

With a bay window to the front, coving, picture rail and two gas central heating radiator.

Bedroom Three

13' x 11' 2" (3.96m x 3.40m)

With a window to the side, coving, picture rail and two gas central heating radiators.

Bedroom Four

8' x 6' 5" (2.44m x 1.96m)

With a window to the side, loft access, picture rail and a gas central heating radiator.

Bathroom

With a low level flush WC, wash hand basin set in a vanity unit, bath, walk in rainfall shower cubicle, built in storage, towel radiator, fitted mirror, tiled flooring, panelled wall, half tiled walls and a window to the front.

Front Garden

A tarmac driveway for multiple cars, electric gates, raised shrub beds, CCTV, mature trees, large lawn and walled at front.

Rear Garden

Mature trees, concrete path around house, paved area for hot hub, CCTV and fencing.

Annex

A window to the side and front and door to the front, ensuite consisting of a low level flush WC, wash hand basin and shower.



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Welcome to

Ferrybridge Road, Knottingley

- ***GUIDE PRICE £475,000 - £500,000***
- Four Bedroom Detached Home
- Driveway For Multiple Cars & Double Garage
- Annex With Shower Room
- Three Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£475,000 - £500,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119368 - 0003

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