

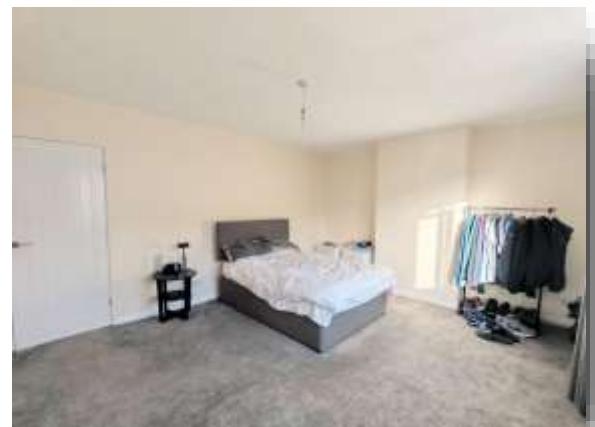
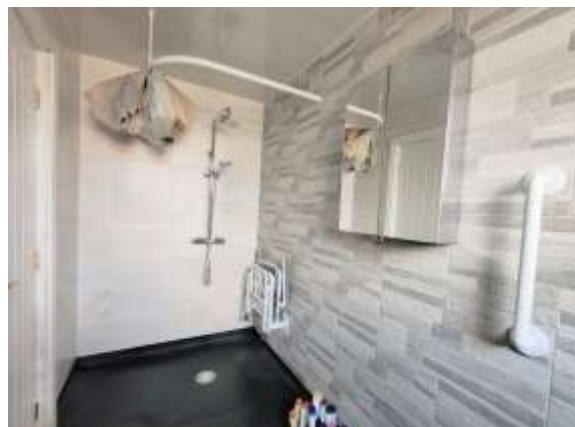


Crewe Avenue, Knottingley WF11 8QN

Welcome to

Crewe Avenue, Knottingley

GUIDE PRICE £160,000 - £170,000 Three-bedroom semi-detached home in Ferrybridge offering a lounge, spacious kitchen/diner, ground floor wet room, three double bedrooms, shared driveway, low-maintenance aggregate front garden and an enclosed rear garden.



Entrance Hall

Door to the front, gas central heating radiator, and stairs leading to the first floor.

Living Room

15' 5" x 12' 11" (4.70m x 3.94m)

Double glazed window to the front, gas central heating radiator, under stairs storage, and access into the kitchen.

Kitchen

13' 5" x 10' 10" (4.09m x 3.30m)

A fully fitted kitchen with a range of wall and base mounted units with complimentary work surfaces over incorporating stainless steel sink and drainer, space for range cooker, plumbing for washing machine, space for fridge freezer, space for dryer, space for dining table, double glazed window to the rear, door leading into the rear garden and a gas central heating radiator.

Wet Room

Complete with shower, low level flush WC and wash hand basin set in vanity unit. Double glazed window to the rear, chrome heated towel rail and extractor fan.

Landing

Double glazed window to the side and loft access.

Bedroom One

15' 5" x 13' (4.70m x 3.96m)

Double glazed window to the front, over stairs storage cupboard housing boiler and a gas central heating radiator.

Bedroom Two

10' 11" x 9' 7" (3.33m x 2.92m)

Double glazed window to the rear and a gas central heating radiator.

Bedroom Three

8' 11" x 7' 6" (2.72m x 2.29m)

Double glazed window to the rear and a gas central heating radiator.

Exterior

To the front of the property is an easy to maintain garden with a shared driveway. To the rear of the property is a fully enclosed garden with patio area.



view this property online williamhbrown.co.uk/Property/PON119304



Welcome to

Crewe Avenue, Knottingley

- ***GUIDE PRICE £160,000 - £170,000***
- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Three Double Bedrooms
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£160,000 - £170,000



view this property online williamhbrown.co.uk/Property/PON119304



Property Ref:
PON119304 - 0006

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk