



Mulberry Close, KNOTTINGLEY WF11 0PD

Welcome to

Mulberry Close, KNOTTINGLEY

GUIDE PRICE £190,000 - £200,000 Well-presented three bedroom semi-detached home on the Gleeson estate, Knottingley. Features modern kitchen/diner, lounge with patio doors, downstairs WC, enclosed rear garden, driveway and garage. Ideal for families - must be viewed!



Entrance Hall

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

Wc

With a low level flush WC, wash hand basin, sink, laminate flooring, extractor fan and a gas central heating radiator.

Lounge

13' 6" x 10' 10" (4.11m x 3.30m)

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

Kitchen/Diner

13' 6" x 10' 10" (4.11m x 3.30m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, integrated electric oven, gas hob, extractor hood, stainless steel sink and drainer, cupboard housing the boiler, space for fridge freezer, part tiled walls, gas central heating radiator and a UPVC double glazed window to the front aspect.

Landing

With access to the loft and a gas central heating radiator.

Bedroom One

13' 6" x 8' 3" (4.11m x 2.51m)

With a UPVC double glazed window to the front aspect, laminate flooring, bulk head over bed and a gas central heating radiator.

Bedroom Two

12' 5" x 7' 2" (3.78m x 2.18m)

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

Bedroom Three

9' x 6' (2.74m x 1.83m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, laminate flooring, part tiled walls, extractor fan and a gas central heating radiator.

Front Garden

With a tarmac driveway and lawned area.

Rear Garden

Lawned garden, patio area and wooden fence surround.

Attached Garage

16' 7" x 8' 7" (5.05m x 2.62m)

With electrics, storage to the eaves and up and over door.



view this property online williamhbrown.co.uk/Property/PON119121



Welcome to

Mulberry Close, KNOTTINGLEY

- ***GUIDE PRICE £190,000 - £200,000***
- Three Bedroom Semi-Detached Home
- Downstairs WC
- Driveway
- Attached Garage

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

guide price

£190,000 - £200,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PON119121](https://www.williamhbrown.co.uk/Property/PON119121)



Property Ref:
PON119121 - 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 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.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)