

...Your proactive estate agent



**Mulberry Close, Knottingley, WF11 0PD**  
**Offers Over £220,000**

**Park Row**



Park Row



### Entrance Hallway

**1.60 x 1.66 (5'3" x 5'5")**

Access to the living room and staircase leading to the first floor. Carpeted throughout. Central heated radiator.

### Living Room

**3.21 x 4.93 (10'6" x 16'2")**

Access via entrance hall. Wood effect flooring. Double glazed window looking to the front. Central heated radiators. Gives access to the kitchen/dining room.



### Kitchen/Dining Room

**4.08 x 3.24 (13'5" x 10'8")**

Range of high and low level white kitchen units. Integrated appliances include, oven with four ring gas hob with extractor hood over and fridge. Chrome mixer tap with drainer and tiled splashback. Double glazed UPVC window looking to the rear, elevation tiles floor. Patio doors leading to the rear garden. Access to the downstairs WC. Central heated radiator.



### WC

**0.91 x 1.68 (2'12" x 5'6")**

Tiled effect flooring. Low level flush WC. Wash hand basin with chrome taps. Extractor fan. Central heated radiator.



### Garage

**2.77 x 5.11 (9'1" x 16'9")**

Can be accessed via the front of the property and the rear.

### Landing

**1.81 x 2.87 (5'11" x 9'5")**

Gives access three bedrooms and the main bathroom. Carpeted throughout. Central heated radiator.

### Main Bedroom

**4.07 x 2.53 (13'4" x 8'4")**

Carpeted throughout. Central heated radiator. Double glazed UPVC window looking to the front of the property.



### Bedroom Two

**2.19 x 3.78 (7'2" x 12'5")**

Carpeted throughout. Central heated radiator. Double glazed UPVC window looking to the rear.



### Bedroom Three

**1.81 x 2.73 (5'11" x 8'11")**

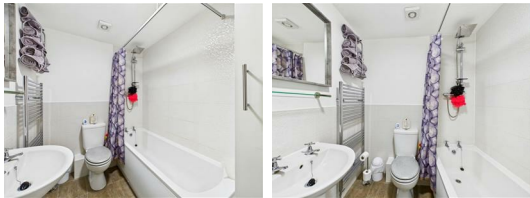
Carpeted throughout. UPVC window looking to the rear of the property. Central heated radiator. Can be used as a home office.



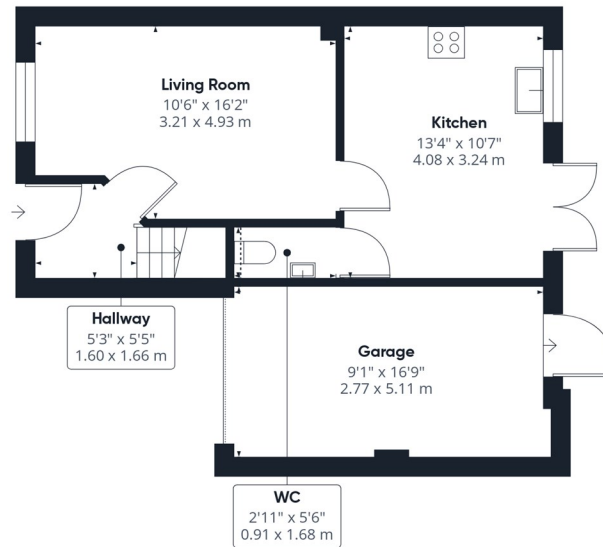
**Bathroom**

**2.19 x 1.81 (7'2" x 5'11")**

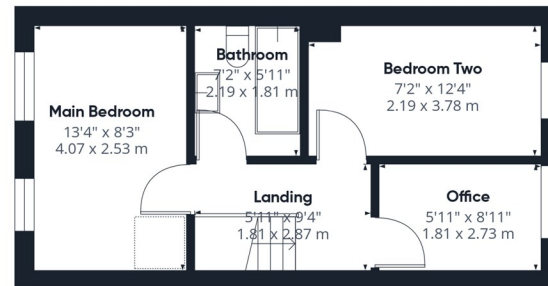
A modern white suite comprising panel bath with chrome taps and shower above, hand wash basin with chrome taps and a low flush w/c. Tiled effect flooring. Extractor fan. Central heated chrome radiator.







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

851 ft<sup>2</sup>

79.2 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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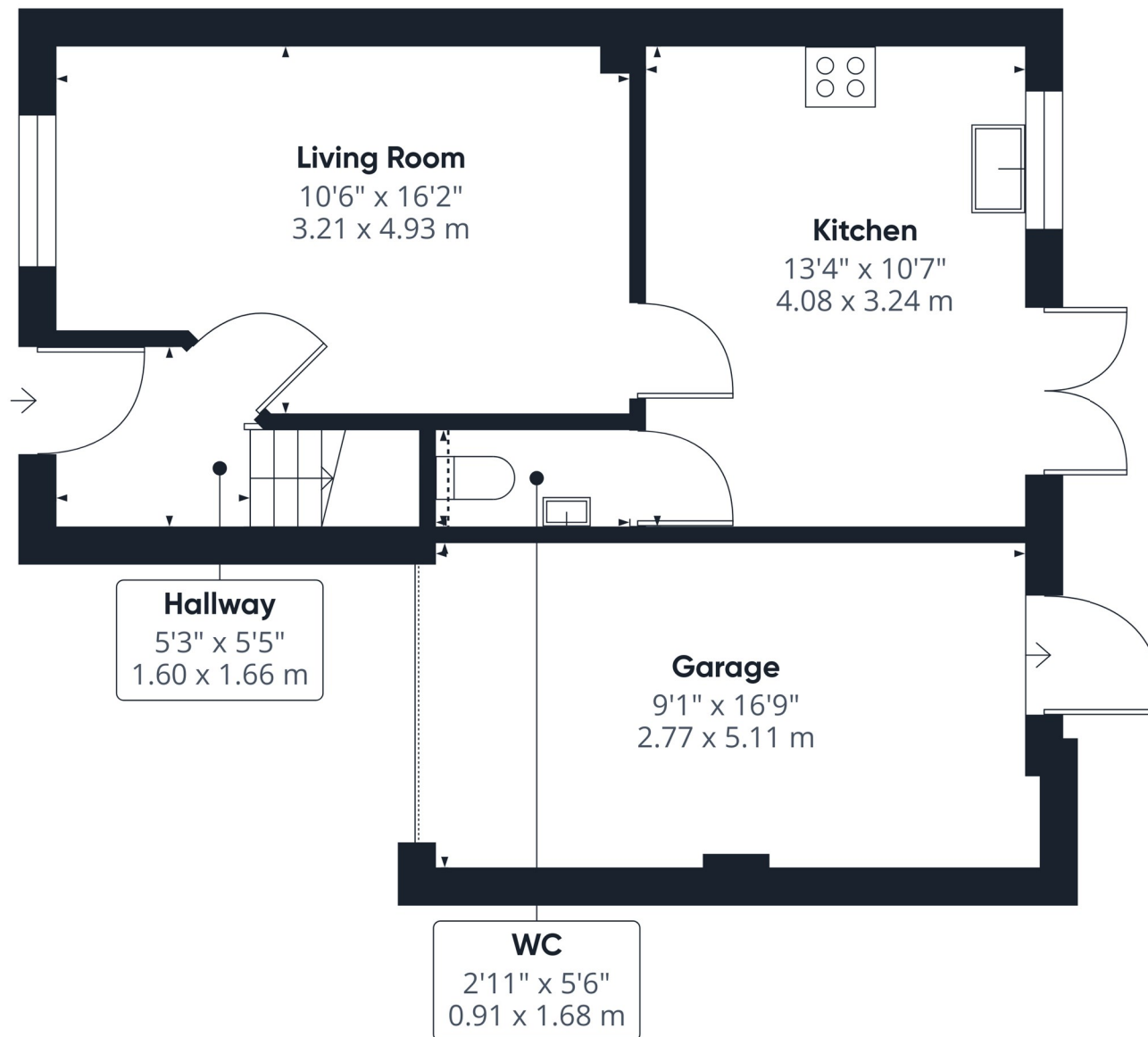
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Floor 0

**Approximate total area<sup>(1)</sup>**

519 ft<sup>2</sup>  
48.3 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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