

Belmont, Knottingley**£165,000**

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COMING SOON - Great opportunity for first time buyers. Located in a small cul-de-sac within this sought after village. Currently undergoing refurbishment, book your viewing today.



- Semi detached house
- undergoing refurbishment
- lounge, breakfast kitchen
- Bathroom
- Three Bedrooms, on with en-suite
- Gardens and parking
- EPC - D
- Council Tax band A

Call **01777 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Porch

A useful entrance area to the front with inner timber and glazed door to the hall.

Hall

With stairs to the first floor, central heating radiator.

Lounge

13' x 12'5 (3.96m x 3.78m)

A good size, bright living room facing the front and having a feature fireplace with open grate fire which can be used for the central heating if required. Two wall light points, central heating radiator, coved ceiling and access off to a useful storage cupboard. This cupboard houses an LPG gas fired boiler which also supplies central heating and hot water.

Kitchen

10'10 x '11 (3.30m x '3.35m)

Having a range of fitted units including base cupboards and drawers, with laminate work surfaces over, inset single drainer sink with mixer taps, wall cupboards, fitted oven and hob, with extractor hood over, plumbing for an automatic washing machine. Rear facing window and external door to the garden, laminate floor, central heating radiator.

Bathroom

9'1 x 5' (2.77m x 1.52m)

Currently in the process of being refurbished but to include shaped shower bath with shower over, wash hand basin and low level flush WC.

First Floor, Landing

Window to the side and access point to the loft.

Master Bedroom

13' x 11'8 overall (3.96m x 3.56m overall)

Front facing bedroom with wide window for natural light, fitted wardrobe and airing cupboards, central heating radiator. Access off to the

En-Suite Shower

5'11 x 5'9 overall (1.80m x 1.75m overall)

Having a corner shower cubicle with electric shower, low level flush WC and wash hand basin. Heated towel warmer, window to the front and tiled surrounds.

Bedroom 2

9'10 x 7'11 (3.00m x 2.41m)

With rear facing window, central heating radiator and picture rail.

Bedroom 3

8'1 x 7'3 (2.46m x 2.21m)

A further good size rear facing bedroom with radiator and picture rail.

External

To the front is a block paved area for parking and a small garden. To the rear is an enclosed garden, mainly of lawn, gas storage area and brick built barbecue.



Floor Plan

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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