

Spawd Bone Lane, Knottingley



£850 Per Calendar Month



2



1



1



82

Welcome to the epitome of modern living at Spawd Bone Lane, Knottingley! Nestled in this good location lies a charming 2-bedroom semi-detached bungalow, thoughtfully designed for those seeking the convenience of single-level living. Boasting secure gardens, this property offers both tranquillity and practicality, with its low-maintenance landscaping ensuring easy upkeep. Ideal for those yearning for a contemporary retreat, this home promises a seamless blend of comfort and style.



- Open Plan Lounge/Kitchen
- Modern Fitted Kitchen
- Two Double Bedrooms
- Shower Room
- Gas Central Heated and Double Glazed Throughout
- Low Maintenance Enclosed Gardens to the Front and Rear
- Double Off Street Parking
- EPC Grade B
- Council Tax Band B

Call **01977 285 111** to view this property or visit www.crownestateagents.com

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

Entrance Hall

With main entrance door to the front elevation, gas central heated radiator, loft access, storage cupboard and doors leading to other rooms.

Lounge

9'6" x 14'1" (2.9 x 4.3)

This is a light and airy reception room with French doors leading to the garden. Open plan to dining kitchen.

Dining Kitchen

Fitted with modern base and wall units with marble effect work surfaces and splashbacks over. Integrated fridge freezer, four ring gas hob with over and grill beneath.

Bedroom One

9'2" x 13'5" (2.8 x 4.1)

This is a good sized double bedroom with a window to the front elevation.

Bedroom Two

9'10" x 10'2" (3.0 x 3.1)

With a window to the front elevation is the second double bedroom.

Shower Room

5'6" x 9'10" (1.7 x 3.0)

Modern three piece suite comprising of a low flush W/C with soft close mechanism, hand wash basin mounted over vanity unit with chrome mixer tap, walk-in shower with shower head attachment, tiled walls, chrome heated towel rail and tiled effect flooring throughout.

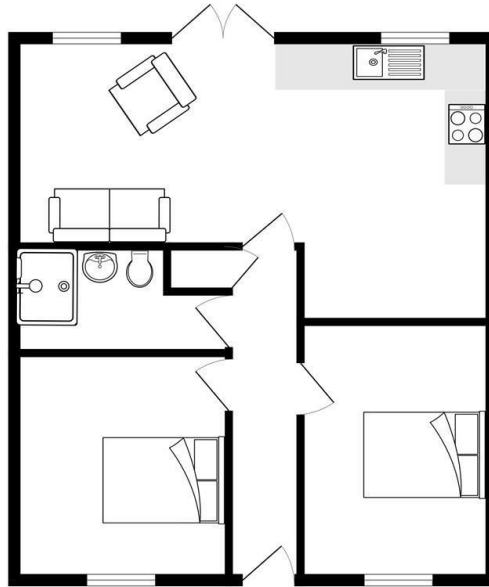
Outside

To the front of the property is a wrought iron gate, allowing access to the stone walkway leading to front door, brick walls with wrought iron fencing to boundaries, timber fencing to side and a walkway down the side of the property via a security gate. The rear garden is paved with timber fencing and gate to the rear. Two off-street parking spaces to the rear of the property.



FLOOR PLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 can be given as to their quality or efficiency over the years.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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