

Lynwood Close, Knottingley



Offers In The Region Of £240,000



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This delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. Knottingley is known for its friendly community and offers a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, providing access to nearby towns and cities, making it a suitable location for commuters. This property is a wonderful canvas for anyone looking to create their dream home in a peaceful setting. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to view this lovely semi-detached house in Lynwood Close, where comfort and community come together beautifully.



- Beautifully presented chalet style house
- Tucked away on a private development
- Reception Hall, good size lounge with french windows
- Dining Area and well fitted modern kitchen with integrated appliances
- Ground floor double bedroom with fitted robes, Two first floor doubles and luxury house bathroom
- Gardens to front and rear, detached garage and outbuilding
- Recently installed boiler
- Council Tax Band C
- EPC Grade C
- Freehold

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

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

Reception Hall

14'6" x 5'4" (4.44 x 1.65)

Entrance into the property through a composite door with glass panelling. This reception hall allows for access to both the ground floor and first floor accommodation as well as a good sized storage cupboard.

Lounge

15'11" x 11'4" (4.87 x 3.46)

A spacious living room with French doors to the rear of the property, a built in media wall and a central heating radiator.

Dining Room

14'1" x 9'8" (4.31 x 2.97)

Located in the rear of the property and forming an L shape from the lounge the dining area has a window to the rear of the property and a central heating radiator.

Kitchen

16'9" x 7'4" (5.13 x 2.25)

A well fitted kitchen with a range of both under counter and wall mounted cupboards, a white ceramic sink with drainer and oak counter tops and breakfast bar and windows overlooking the front and side of the property. This modern kitchen also has multiple integral appliances including a washing machine, dishwasher, fridge freezer, induction hob and oven with extractor fan.

Bedroom One

11'4" x 10'8" (3.46 x 3.26)

Located on the ground floor this good sized double bedroom has fitted wardrobes, two with mirrored front, a bow window overlooking the front of the property and a central heating radiator.

Bedroom Two

17'8" x 11'3" (5.39 x 3.43)

Located on the first floor this good sized double bedroom has fitted wardrobes, with matching drawers and vanity unit area. The bedroom also has two windows overlooking the front and rear of the property., and two central heating radiators.

Bedroom Three

13'8" x 6'9" (4.17 x 2.07)

Located on the first floor of the property this good sized double bedroom has a window overlooking the rear of the property and a central heating radiator.

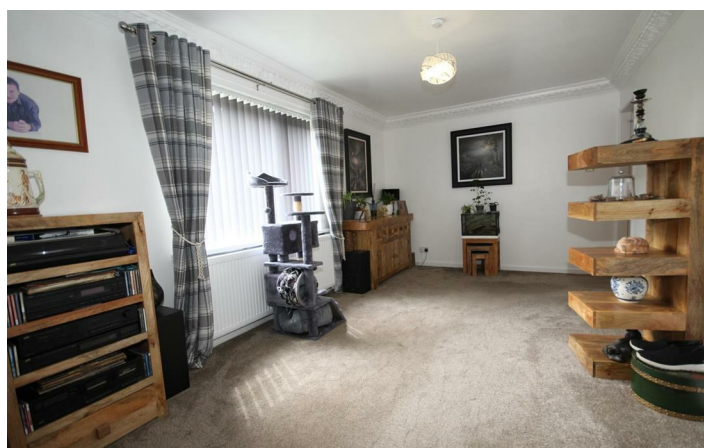
Family Bathroom

9'5" x 7'6" (2.89 x 2.29)

Beautifully presented with a modern white suite including shaped panelled bath, vanity wash hand basin, low level flush WC and wide shower cubicle with glazed screen door. Tiling to walls and floor, chrome heated towel warmer and uPVC opaque window to the front.

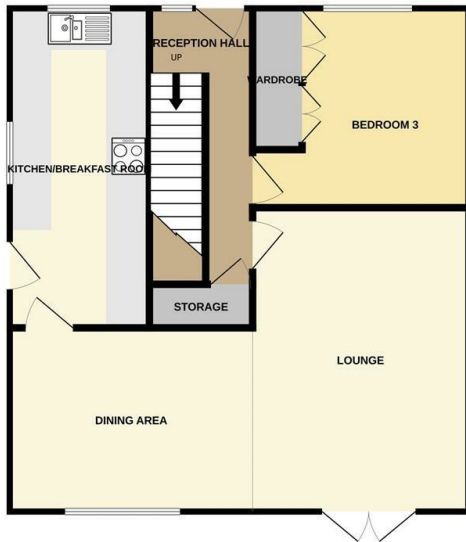
External

To the front, the property is approached over a private driveway which serves this and other properties in the small development. The front garden is mainly of lawn and there is a chipping covered driveway to the side leading to the detached single garage. The rear garden has a good size paved sitting area, lawn and raised bed together with an outbuilding.

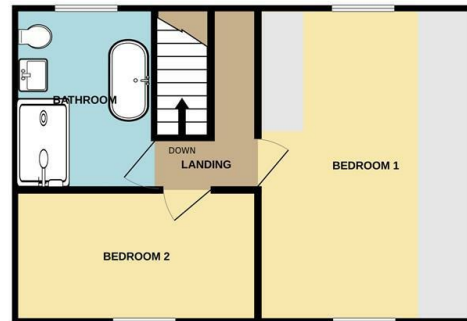


Floor Plan

GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq.ft. (96.5 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(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 	

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