

Wedgewood Way, Knottingley



O.I.R.O £165,000



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82

A fantastic buy for first time buyers, this modern semi-detached house stands on a wider than normal plot giving extra entertaining space. Requiring viewing to fully appreciate the accommodation provided, the well presented interior is sure to appeal and, as an added bonus, the property is offered for sale with no upper chain involved. Well placed for access to motorways, rail links and close to excellent local amenities, this property has it all. Book your viewing today.



- Great buy for first time buyers
- Modern semi-detached house in a popular location
- Entrance hall, cloakroom
- Lounge with feature wall, dining kitchen with modern units and fitted oven and hob
- Two good size double bedrooms, one with fitted robes
- House bathroom with white suite and plumbed in shower.
- Larger than normal gardens with timber deck entertaining area, paved hot tub area, garden shed, gardens and parking for 2 cars.
- EPC Grade B
- Council Tax Band A
- NO UPPER CHAIN

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

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

Entrance Hall

5'2" x 3'3" (1.60 x 1.01)

Welcoming entrance area with laminate flooring, central heating radiator and panelled external door.

Ground Floor WC

5'2" x 2'11" (1.60 x 0.89)

With suite in white of low level flush WC and wash hand basin, side facing window and central heating radiator.

Lounge

13'7" x 12'2" (4.15 x 3.72)

A good size living space with feature panelling to one wall, front facing window, central heating radiator and stairs off to the first floor.

Kitchen Diner

12'3" x 7'9" (3.74 x 2.38)

With a good range of modern units comprising base cupboards and drawers with laminate work surfaces over, inset single drainer stainless steel sink with mixer taps, wall cupboards, plumbing for an automatic washing machine, fitted 4 ring gas hob and oven with pull out hood over. Pantry/store off, laminate floor, rear facing window and door to the garden, central heating radiator.

First Floor Landing

Central heating radiator and access point to the loft.

Bedroom 1.

12'2"x 10'7" max (3.73x 3.24 max)

A lovely size double bedroom facing to the front and having a central heating radiator.

Bedroom 2

12'3" x 7'10" (3.74 x 2.39)

Second double bedroom to the rear with a fitted double robe with sliding mirror faced doors, central heating radiator.

Bathroom

6'2" x 5'3" (1.90 x 1.61)

With modern suite of panelled bath with plumbed in shower over, pedestal wash hand basin and low level flush WC, Part tiled walls, central heating radiator and opaque rear facing window.

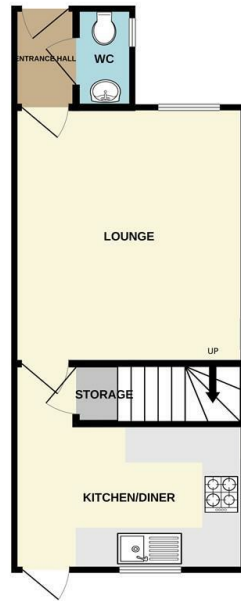
External

To the front is a chipping covered driveway, shared with adjoining properties and gives parking space for two cars. The front garden is of lawn which continues to the side of the property. To the rear is a tiered garden with wide timber deck across the full width giving great entertaining space and, this property has an additional are to the side which has been paved in Indian stone giving extra seating or hot tub area and also has a garden store. Below the deck is a further area of garden.

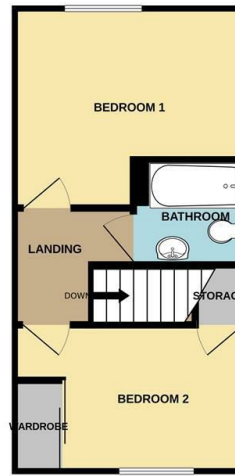


Floor Plan

GROUND FLOOR
336 sq. ft. (31.2 sq.m.) approx.



1ST FLOOR
301 sq. ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq. ft. (59.1 sq.m.) approx.
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 misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made regarding their efficiency or condition.
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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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