

Cleveland Avenue, Knottingley



£170,000



3



1



1



79

This charming property presents an excellent opportunity for families seeking a comfortable and spacious home. With the two storey extension being the main feature allowing for an open living space, perfect for growing families. The property is conveniently close to a range of amenities, including shops, schools, and parks, making it an ideal choice for families. Additionally, it's proximity to major motorways and rail links ensures easy access to towns and cities enhancing the appeal for those who commute.



- Extended family home in a popular location
- Great size lounge
- Open plan modern kitchen and dining area
- Three good size bedrooms
- House bathroom with modern suite
- Good size gardens and ample parking
- Close to motorways, rail links and local amenities
- EPC Grade C79
- Council Tax Band B
- Freehold

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

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

Front view

Entrance Hall

9'6" x 6'2" (2.91 x 1.89)

Lounge

6'7" x 12'7" (2.02 x 3.86)

Dining Area

8'1" x 5'5" (2.48 x 1.66)

Kitchen

18'1" x 9'8" (5.52 x 2.96)

Bedroom one

10'8" x 9'7" (3.26 x 2.93)

Bedroom two

10'7" x 9'7" (3.25 x 2.94)

Bedroom three

8'3" x 8'1" (2.53 x 2.47)

Family Bathroom

7'10" x 5'2" (2.41 x 1.59)

Front Garden

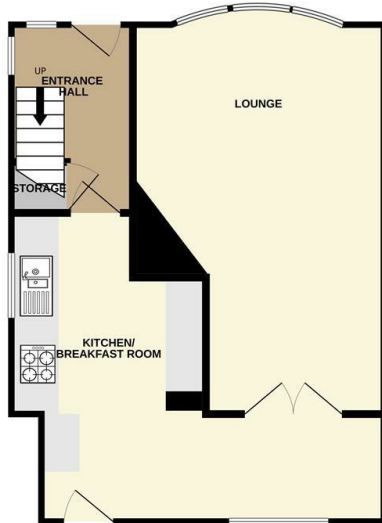
Rear Garden





Floor Plan

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 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	79	83
(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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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**