



# CROWN

## ESTATE AGENTS

### Westfield Avenue, Knottingley



**£145,000**



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Nestled in the charming area of Westfield Avenue, Knottingley, this delightful semi-detached house offers a wonderful opportunity for families and individuals alike. With three well-proportioned bedrooms, this property is perfect for those seeking a comfortable and spacious living environment. Constructed in the 1930's, the house boasts a characterful charm that is often sought after in homes of this era. The semi-detached design provides a sense of privacy while still being part of a friendly community. The layout of the property is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

This house presents a fantastic opportunity for those looking to make their mark in a well-established area. Whether you are a first-time buyer or seeking a family home, this property on Westfield Avenue is sure to meet your needs. With its blend of character, space, and location, it is a must-see for anyone looking to settle in Knottingley.



- Would benefit from updating
- Great first time buyer property. Put your own stamp on it.
- Cul-de-sac location. Close to local amenities
- Entrance Hall, Lounge, separate dining room
- Kitchen with fitted units, utility/cloaks, rear porch
- Three good size bedrooms and shower room
- Gardens to front and rear, parking and detached garage.
- EPC Grade to follow
- Council Tax Band A
- Freehold

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
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#### Entrance Hall

5'7" x 3'9" (1.72 x 1.16)

With half glazed external door into from the front of the property and having stairs off to the first floor and an under stairs storage cupboard.

#### Lounge

14'0" x 11'6" (4.27 x 3.51)

A lovely size room with French windows leading into the rear garden and having an ornamental recess to the chimney breast, central heating radiator and coved ceiling.

#### Dining Room

11'6" x 9'5" (3.53 x 2.88)

Having a stone fireplace to one wall, front facing window, oak flooring and coved ceiling, this is a good size dining space.

#### Kitchen

9'3" x 8'10" (2.83 x 2.71)

Having a range of fitted units including base cupboards with laminate work surfaces over, inset single drainer sink with mixer taps, 4 ring gas hob with pull out hood over, fitted under oven, tiling to walls and floor and with window to the side.

#### Rear Entrance Hall

#### Utility/Cloakroom

5'10" x 5'2" (1.80 x 1.59)

With low level flush WC, pedestal wash hand basin and plumbing for an automatic washing machine, tile floor and part tiled walls, rear facing window and central heating radiator.

#### Rear Porch

8'2" x 3'9" (2.51 x 1.15)

Having a polycarbonate roof, uPVC windows and external door to the rear garden

#### First Floor Landing

With access point to the loft, central heating radiator, front facing window and coved ceiling.

#### Bedroom 1

14'0" x 10'7" max (4.28 x 3.24 max)

Generous size main bedroom facing to the rear of the property and having a central heating radiator and built in cupboard.

#### Bedroom 2

11'7" x 9'6" (3.54 x 2.91)

Front facing and a good size second double bedroom with central heating radiator.

#### Bedroom 3

10'1" x 6'8" (3.08 x 2.05)

Good single bedroom with front facing window and central heating radiator

#### Shower Room

7'0" x 6'4" (2.14 x 1.95)

With a modern suite of wide shower tray with tiled surround and glazed screen, vanity wash hand basin and low level flush WC. Heated towel warmer, extractor fan and window to the side

#### External

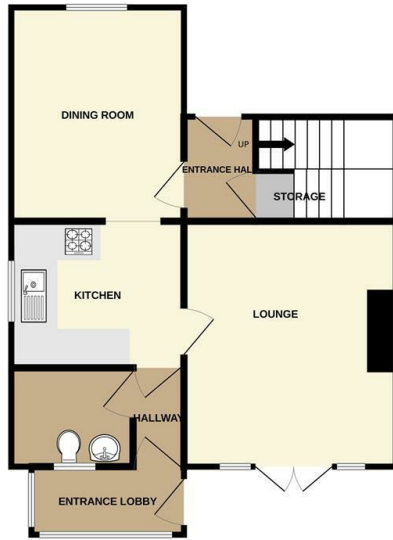
Front garden area and driveway parking. Enclosed rear garden with paved areas, raised beds, greenhouse and storage. good size garage.





## Floor Plan

GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.




TOTAL FLOOR AREA: 917 sq.ft. (85.2 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 misstatement. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	78
<b>England &amp; Wales</b>	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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