



# CROWN

## ESTATE AGENTS

### Houghton Avenue, Knottingley



**£1,000 Per Calendar Month**



4



1



2



66

Introducing this spacious four-bedroom semi-detached property, ideal for those seeking the perfect family abode. Showcasing ample space throughout and featuring gardens at both the front and rear, the home offers a perfect blend of comfort and convenience. Situated near local amenities and motorway networks, we highly recommend scheduling a viewing to experience its full charm.



- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Convenient Utility Room
- Four Generously Sized Double Bedrooms
- Integrated Garage
- Off-Street Parking
- Front & Rear Gardens
- EPC Grade D
- Council Tax Band A

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

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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

### Lounge

18'8" x 12'8" Overall (5.69 x 3.86 Overall)

With double radiator, open fire place, double doors to the dining room, single radiator and window to front.

### Dining Room

11'4" x 10'8" Overall (3.45 x 3.25 Overall)

With featuring double radiator, double doors to the lounge and double glazed sliding doors to the rear elevation.

### Kitchen

12'4" x 10'8" (3.76 x 3.25)

Single sink drainer with 1.5 bowls and mixer taps. Work surfaces, drawers, cupboards, electric ceramic hob and built in oven (not tested).

### Utility Room

9'0" x 8'10" (2.74 x 2.69)

Off kitchen with single sink drainer, work surfaces and plumbing for washing machine.

### Bedroom One

15'3" x 12'8" (4.65 x 3.86)

With single radiator, laminate flooring, window to the side and large sliding doors to the balcony.

### Bedroom Two

10'10" x 9'10" (3.30 x 3.00)

To the rear elevation.

### Bedroom Three

12'10" x 8'8" (3.91 x 2.64)

To the side elevation.

### Bedroom Four

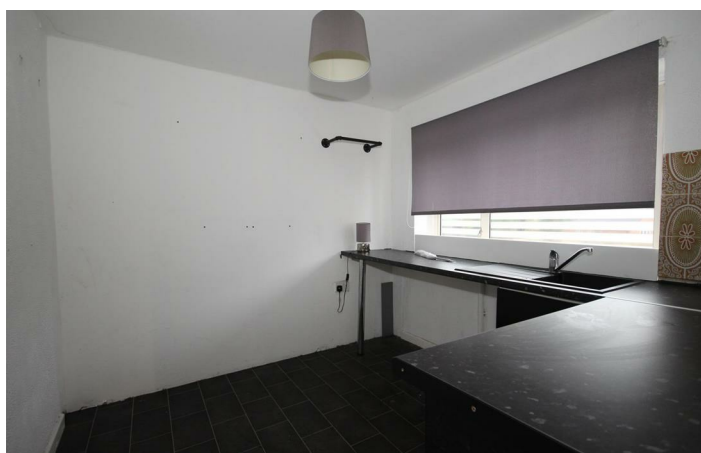
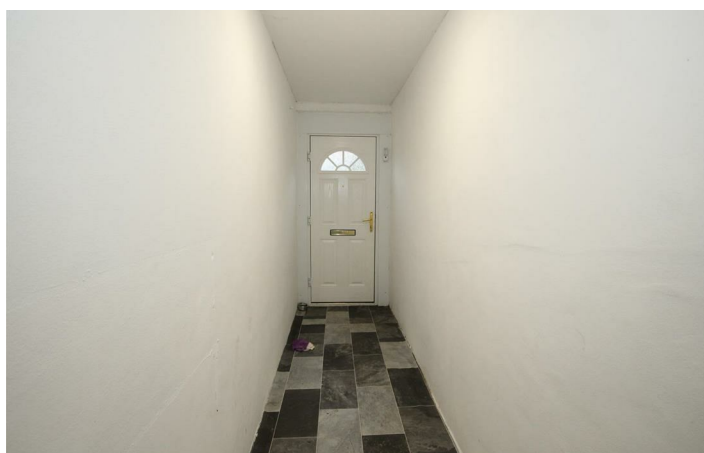
12'10" x 10'9" (3.91 x 3.28)

To the front elevation.

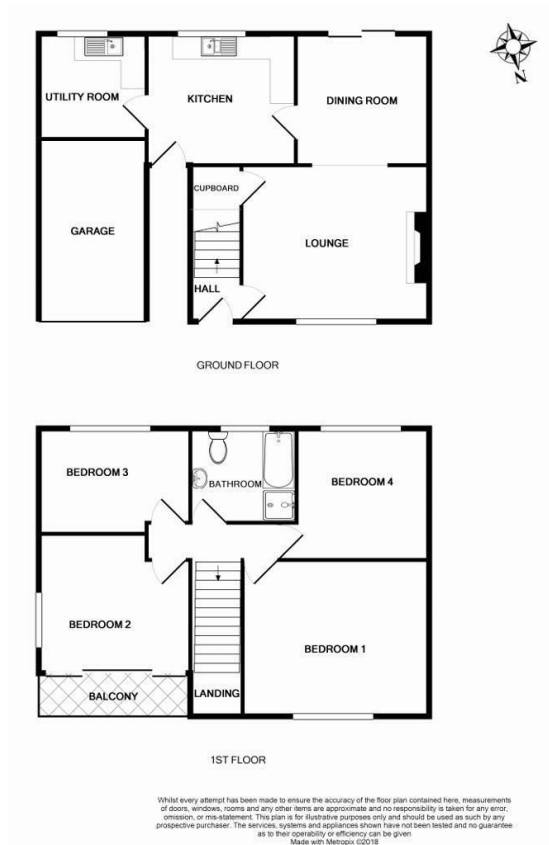
### Bathroom

8'7" x 8'1" (2.62 x 2.46)

Low flush WC, wash hand basin and panelled bath with shower over.



## Floor Plan



## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                             |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) <b>A</b>                          |                            |                                                                                       |
| (81-91) <b>B</b>                            |                            | <b>85</b>                                                                             |
| (69-80) <b>C</b>                            |                            |                                                                                       |
| (55-68) <b>D</b>                            | <b>66</b>                  |                                                                                       |
| (39-54) <b>E</b>                            |                            |                                                                                       |
| (21-38) <b>F</b>                            |                            |                                                                                       |
| (1-20) <b>G</b>                             |                            |                                                                                       |
| Not energy efficient - higher running costs |                            |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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