

Middleton Way, Knottingley

£250,000


MARTIN&CO

Middleton Way, Knottingley

Bungalow - Semi Detached 3 Bedrooms, 1 Bathroom

£250,000

- IMMACULATELY PRESENTED SEMI DETACHED BUNGALOW WITH THREE BEDROOMS
- CUL DE SAC POSITION
- MODERN KITCHEN AND BATHROOM
- FRONT GARDEN AND PRIVATE ENCLOSED REAR GARDEN
- DRIVEWAY AND GARAGE
- POPULAR LOCATION WITH EXCELLENT TRANSPORT LINKS, SCHOOLS AND LOCAL AMENITIES
- EPC RATING C
- COUNCIL TAX BAND B

This 3-bedroom semi-detached bungalow is one of its kind. Nestled in a sought-after cul-de-sac location, this property has been modernised to an incredibly high standard and is one not to miss out on.

The property boasts a well-maintained interior, with 3 generous sized bedrooms, stunning living room, modern bathroom and kitchen. To the rear of two of the bedrooms, there is a conservatory which has been transformed into another modern living space which can be utilised for relaxing or entertaining family and friends.

Outside, the bungalow boasts a lawned garden to the front and an enclosed garden to the rear. In terms of parking, this property provides you with ample space for your vehicle as there is a driveway and detached garage.

Location is key and with excellent transport links, schools, and amenities nearby, convenience is at your doorstep!

Equipped with gas central heating and UPVC double glazing, this home is ready for you to move in and start your next chapter. Don't miss the opportunity to make this delightful bungalow your new home.



Kitchen

There is a double glazed window and composite door to the side of the property. There is a circular double glazed window to the front elevation with gas central heating radiator below. There is an induction hob and integrated appliances.

Living Room

There is a large double glazed window to the front elevation with a gas central heating radiator below. There is a gas fire with modern surround.

Conservatory

There are 2 gas central heating radiators. There are double glazed windows to the side and rear elevations along with doors leading to the garden.

Bedroom

There is a window to the side of the property with a gas central heating radiator below.

Bedroom

There is 1 double glazed panel and sliding door leading to the conservatory. There is 1 gas central heating radiator and fitted wardrobes.

Bedroom

There is 1 double glazed panel and sliding door leading to the conservatory. There is 1 gas central heating radiator.


Bathroom


There is a heated towel radiator, which is gas central heating, and frosted window to the side of the property.

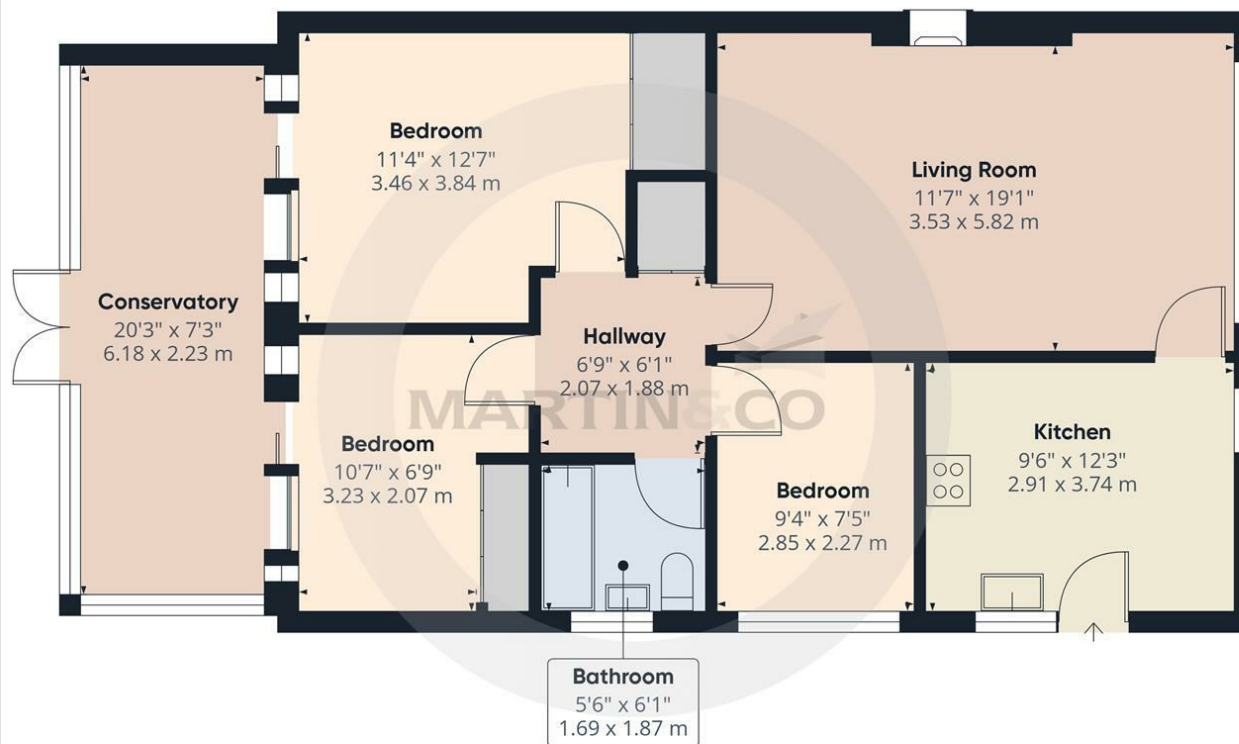


Outside
To the rear, there are some steps up to a lawned rear garden. There is a detached garage, driveway and lawned front garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	87
(81-91) B		
(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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Approximate total area⁽¹⁾
910 ft²
84.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

