

HUNTERS®

HERE TO GET *you* THERE

9 Broomhill Avenue, Knottingley, WF11 0DP

£150,000

Property Images



HUNTERS[®]

HERE TO GET *you* THERE

Property Images

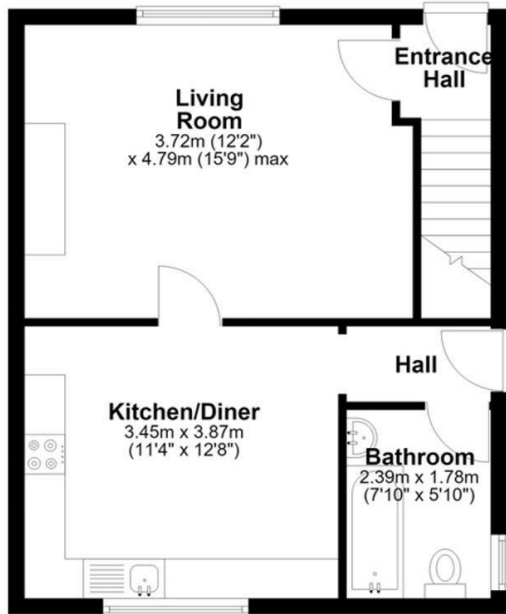


Floorplan



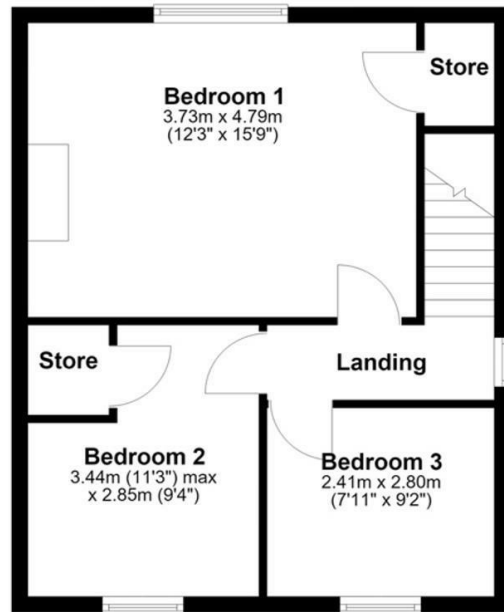
Ground Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.5 sq. feet)



Total area: approx. 83.6 sq. metres (900.4 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1
Tenure: Freehold

THE SETTING:

This semi detached family home is situated on Broomhill Avenue just off Womersley Road in Knottingley. The town of Knottingley offers a railway station with regular routes to Leeds, regular bus routes, supermarkets, eateries and schools. Knottingley is in close proximity to its neighbouring towns Pontefract and Castleford and there are semi rural villages within a short drive. This location also provides excellent M62 and A1 motorway links.

THE PROPERTY:

As you enter the property you're greeted with an entrance hallway great for storing coats and shoes. The living room is at the front of the property and is a spacious room with large window, feature fireplace and ample space for furniture. The kitchen diner is to the rear of the property and has a range of base and wall units with wood effect shaker style doors and chrome handles. There is an integral oven and hob, space for a washing machine and laminate worktops then ample space for a dining table. A hallway off the kitchen gives access to the bathroom, the bathroom features a three piece suite with shower over bath and floor to ceiling tiles.

Upstairs are 3 really generous sized bedrooms that have all been recently decorated and have recently fitted carpets.

OUTSIDE SPACE:

To the front of this property is a pleasant walled garden with mature tree and to the rear is good sized garden with lawn area and patio area great for dining al fresco during the summer months.

In summary this is a great home for first time buyers, young families and investors alike. Call us today to arrange your viewing!

Features

- Semi-Detached • 3 bedrooms • Modern and spacious throughout • Close to local amenities and schools • Ideal starter home • Gardens to front and rear • No chain • Council tax band A • Freehold • EPC rating D