



The Island, Knottingley WF11 9BQ

william
h brown

Welcome to

The Island, Knottingley

GUIDE PRICE £170,000 - £180,000 Well-presented three-bedroom mid-terrace in Knottingley with entrance hall, kitchen, living room, modern bathroom, front driveway offering ample parking, and gardens to the front and rear. A great home in a popular location.



Lounge

17' 11" x 10' 11" (5.46m x 3.33m)

With a double door to the rear, window to the front, build in glass cabinet, wood fire surround with marble hearth and a gas central heating radiator.

Kitchen/Diner

13' 1" x 9' 9" (3.99m x 2.97m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, space for range cooker, washing machine, extractor hood, stainless steel splash back, vinyl flooring, built in storage, gas central heating radiator and a window to the front.

Utility Room

10' 4" x 4' 5" (3.15m x 1.35m)

With a door to the rear, window to the rear, space for fridge freezer, space for dryer, under stairs storage and a storage cupboard.

Landing

With a window to the rear, gas central heating radiator and access to the boarded loft.

Bedroom One

11' 11" x 9' 10" (3.63m x 3.00m)

With two windows to the front aspect, bulk head storage and a gas central heating radiator.

Bedroom Two

11' 11" x 10' 11" (3.63m x 3.33m)

With a window to the front, boiler cupboard and a gas central heating radiator.

Bedroom Three

8' 4" x 7' 1" (2.54m x 2.16m)

With a window to the rear, built in storage and a gas central heating radiator.

Shower Room

A suite consisting of a wash hand basin set in a vanity unit, walk in electric shower, vinyl flooring, towel rail and a window to the rear.

Wc

With a low level flush WC, half tiled, vinyl flooring and a window to the side.

Front Garden

A graveled driveway, paved path and hedge surround.

Rear Garden

A block wall, concrete bath, astro turf lawn, summer house and timber fence.

Summer House

10' 3" x 12' 3" (3.12m x 3.73m)

With carpet, electric, window to the front and double doors to the front.



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Welcome to

The Island, Knottingley

- ***GUIDE PRICE £170,000 - £180,000***
- Well-presented three-bedroom mid-terraced home in Knottingley
- Entrance hall, kitchen and living room on the ground floor
- Three bedrooms and a family bathroom upstairs
- Driveway to the front with ample off-street parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£170.000 - £180.000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119483 - 0003

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