

# HUNTERS®

HERE TO GET *you* THERE

**34 Seaton Crescent, Knottingley, WF11 0HU**

**Guide Price £220,000**

**Property Images**



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## Property Images

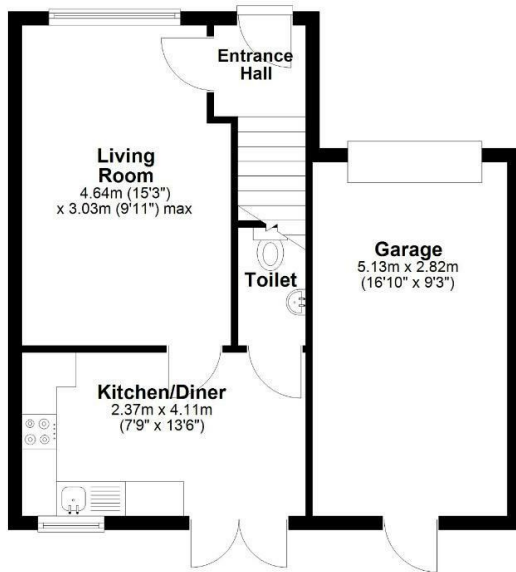


## Floorplan



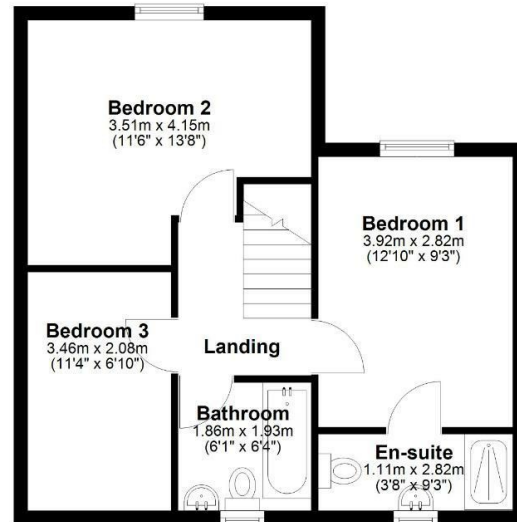
### Ground Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



### First Floor

Approx. 43.8 sq. metres (472.0 sq. feet)



Total area: approx. 88.1 sq. metres (947.8 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>82</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 3 Bathrooms: 3 Receptions: 1

Tenure: Freehold

## THE SETTING

Seaton Crescent is set within the established community of Knottingley, a town well-served by a wide variety of everyday amenities. Residents enjoy convenient access to local shops, supermarkets, reputable primary and secondary schools, and excellent leisure facilities. Families will particularly appreciate the abundance of nearby parks and green spaces, perfect for outdoor recreation and relaxation. For commuters, Seaton Crescent is ideally positioned, with easy access to the A1(M) and M62 motorways, with links to Leeds, Wakefield, and Pontefract. Knottingley railway station further enhances connectivity, offering convenient rail links to nearby towns and major cities, making this location ideal for commuters. The location further benefits from being just a short drive from Xscape in Castleford, offering a wide range of leisure activities, and adjacent to this is Junction 32 Outlet Shopping Outlet. Sports enthusiasts are also well catered for, with Castleford Tigers and Pontefract Collieries only a stones throw away.

## THE PROPERTY

Upon entering the property, you're welcomed by an entrance hall that guides into a spacious living room. This warm space benefits from ample seating and a large front-facing window that floods the room with natural light. Flowing seamlessly through the living room, the kitchen/diner offers a bright and generously sized space, benefitting from space to fit a fridge-freezer, plumbing for a washing machine, integrated oven and cooking hob, and is complimented by modern wall and base units. The kitchen/diner also has space to fit a dining table and benefits from French doors leading to the rear garden, perfect for everyday meals or casual entertaining. On the ground floor, there's also a downstairs w/c and hand basin for added convenience.

The first floor hosts three well-proportioned bedrooms, an en-suite and a family bathroom. The master bedroom is currently furnished with a double bed, bedside tables and a double wardrobe. The en-suite features a shower cubicle, w/c and hand basin. Bedroom two is another generously sized double, this room currently houses a single bed but has plenty of space to fit a double bed, wardrobes and additional furniture. Bedroom three is a single bedroom; currently used as a home office, and benefitting from fitted wardrobes, this room can easily be adapted to suit your lifestyle needs. Lastly, the family bathroom is fitted with a bath, w/c and hand basin.

## THE OUTSIDE

Double French doors and a side gate provide direct access to the large rear garden. The garden benefits from a lawned space, and the current sellers have added a decked area, being a great space to add garden furniture and dining alfresco in the summer months. Additionally, the rear garden benefits from a garden bar; this space also has room to house a pool table, for added entertainment. Lastly, to the front of the property, the home has a driveway to generously fit two cars, and a garage that offers further valuable storage space.

## Features

- Detached • Three Bedrooms • Downstairs WC • Master Bedroom With En-Suite • Great Location • Large Rear Garden • Garage • Freehold • Council Tax Band C • EPC Rating B