



Womersley Road, Knottingley WF11 0DL

Welcome to

Womersley Road, Knottingley

GUIDE PRICE £310,000 - £320,000 A spacious three-bedroom detached bungalow with an entrance hall and storage, open-plan kitchen and lounge, a second sitting room, a modern family bathroom, landscaped front garden with a large drive, a low-maintenance rear garden, and a detached garage.



Entrance Hall

With a front entrance door, window to the front, storage cupboard, access to the part boarded loft with a ladder which houses the boiler, spot lights and a gas central heating radiator.

Living Room

11' 3" x 11' 11" + bay (3.43m x 3.63m + bay)

With a bay window to the front, open into diner and gas central heating radiator.

Reception Room

13' 2" x 13' 3" (4.01m x 4.04m)

With a bay window to the front and a gas fire with surround.

Kitchen

19' 4" x 11' 7" (5.89m x 3.53m)

A fitted kitchen consisting of wall, base and drawer units with Quartz work surfaces over, space for a full range cooker, dishwasher, fridge freezer, integrated washing machine and dryer, breakfast bar island, composite sink, laminate flooring, gas central heating radiator, part tiled walls, window to the rear and door to the rear.

Bedroom One

13' 4" x 13' 3" to wardrobes (4.06m x 4.04m to wardrobes)

With a window to the rear, fitted wardrobes and a gas central heating radiator.

Bedroom Two

12' 10" x 11' 2" to wardrobes (3.91m x 3.40m to wardrobes)

With a window to the rear, fitted wardrobes and a gas central heating radiator.

Bedroom Three

13' 3" x 13' 4" (4.04m x 4.06m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, free standing bath, shower cubicle, extractor fan, towel radiator, fully tiled walls and flooring and a window to the side.

Front Garden

A block paved and gravel driveway, access to the rear garden and garage.

Rear Garden

An artificial lawn, block paved, decked seating area, fencing and wall surround, electrics and an outdoor bar area.

Garage

Brick built garage, tiled roof, up and over door and electrics.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

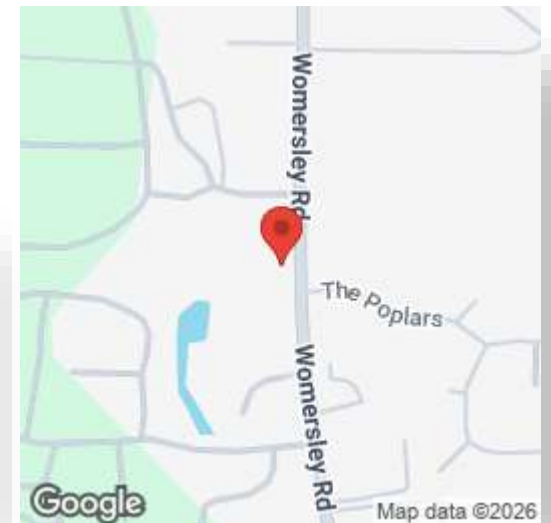
Womersley Road, Knottingley

- ***GUIDE PRICE £310,000 - £320,000***
- Three Bedroom Detached Bungalow
- Open Plan Kitchen
- Large Driveway and Detached Garage
- Spacious Throughout

Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£310,000 - £320,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118733 - 0005

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