

...Your proactive estate agent



**Seaton Crescent, Knottingley, WF11 0HU**  
**Offers In Excess Of £200,000**



Welcome to this three bedroom semi-detached house located on Seaton Crescent Knottingley. This modern property offers a comfortable living space, making it an ideal choice for families or those seeking a cosy home. Situated in a friendly estate, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. The surrounding area offers a sense of community while still providing easy access to nearby towns and cities.

To the ground floor, there is the kitchen diner and the living room. To the first floor there are all three bedrooms and the house bathroom.

Externally, the property benefits from a private driveway providing off-road parking. The frontage is complemented by a neatly maintained lawn and a paved pathway leading to the main entrance, which is sheltered by a canopied porch. To the rear, the property enjoys a generously sized, enclosed garden, offering a good degree of privacy. The garden features a large decked patio area, ideal for outdoor seating, entertaining and summer dining. Beyond the decking is a low-maintenance gravel section, providing flexibility for further landscaping or practical use. The rear elevation includes French doors creating a strong connection between the indoor living space and the garden. Timber fencing surrounds the boundaries, making this a secure and family-friendly outdoor space.

In summary, this semi-detached house on Seaton Crescent is a wonderful opportunity for those looking for a modern, comfortable home in Knottingley. With its three bedrooms, inviting reception room, and contemporary design, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.



### Entrance Hall

**1.68 x 1.60 m (5'6" x 5'3")**

Wood effect flooring. Central heated radiator. Access to the kitchen diner and stairs leading to the first floor.

### Kitchen Diner

**4.95 x 3.14 m (16'3" x 10'3")**

Modern range of high and low level kitchen units with marble effect worktops. Integrated appliances including an oven, four ring hob and extractor hood over. Sink with drainer and chrome mixer tap. Option to reconnect plumbing for washing machine and space for fridge/freezer. Storage cupboard. Access to WC and living room. Wood effect flooring. central heated radiator. UPVC double glazed window to the front and side elevation.



### Living Room

**3.31 x 4.14 m (10'10" x 13'7")**

Wood effect flooring. Central heated radiator. UPVC french doors leading to the rear. UPVC double glazed window to the rear elevation.



### WC

**1.67 x 0.89 m (5'5" x 2'11")**

WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Wood effect flooring. Central heated radiator.



### Landing

**2.86 x 1.86 (9'5" x 6'1")**

Carpeted throughout. Central heated radiator. Access to all three bedrooms and the house bathroom.

### Main Bedroom

**2.52 x 4.17 m (8'3" x 13'8")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.



### Bedroom Two

**3.76 x 2.18 m (12'4" x 7'2")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.



### Bedroom Three

**2.75 x 1.87 m (9'0" x 6'1")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.



## Bathroom

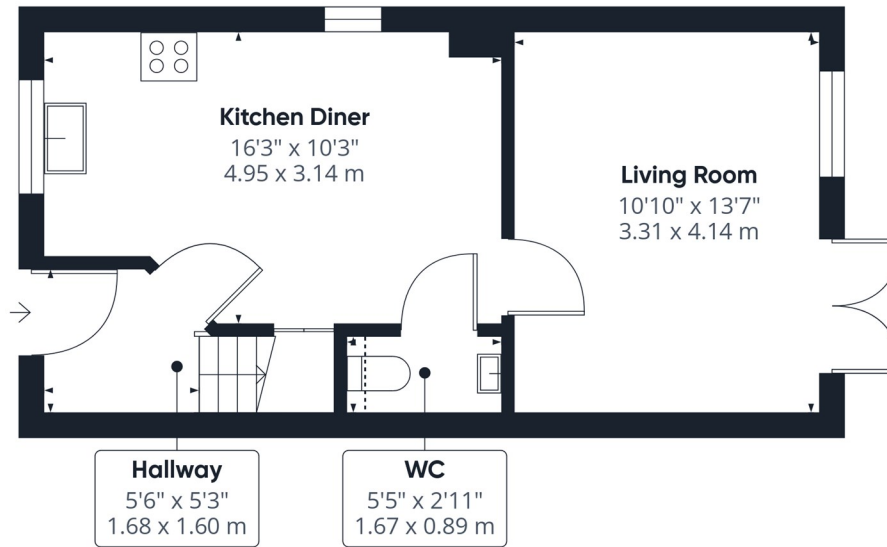
**1.83 x 2.16 m (6'0" x 7'1")**

White suite comprising of panel bath with chrome mixer tap and mains feed shower. WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Tiled flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the side elevation.

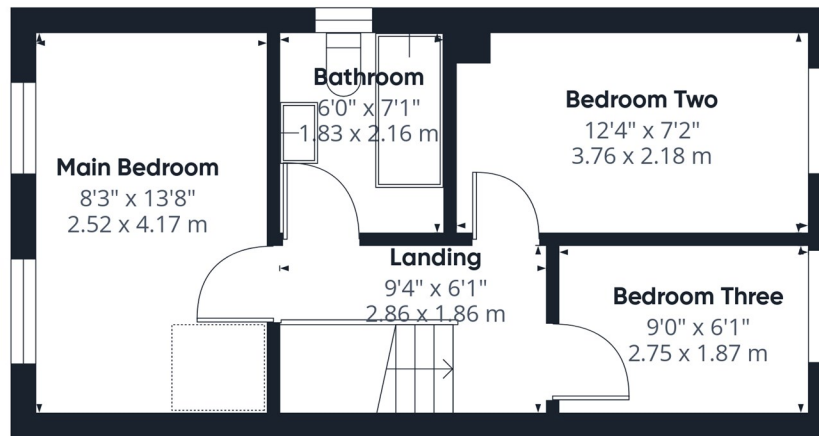


## Rear Garden

The rear garden is a private outdoor space featuring tiered decking areas ideal for seating. It is enclosed by fencing and has a grass section, creating a secure and versatile garden perfect for relaxing or entertaining.



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

702 ft<sup>2</sup>  
65.2 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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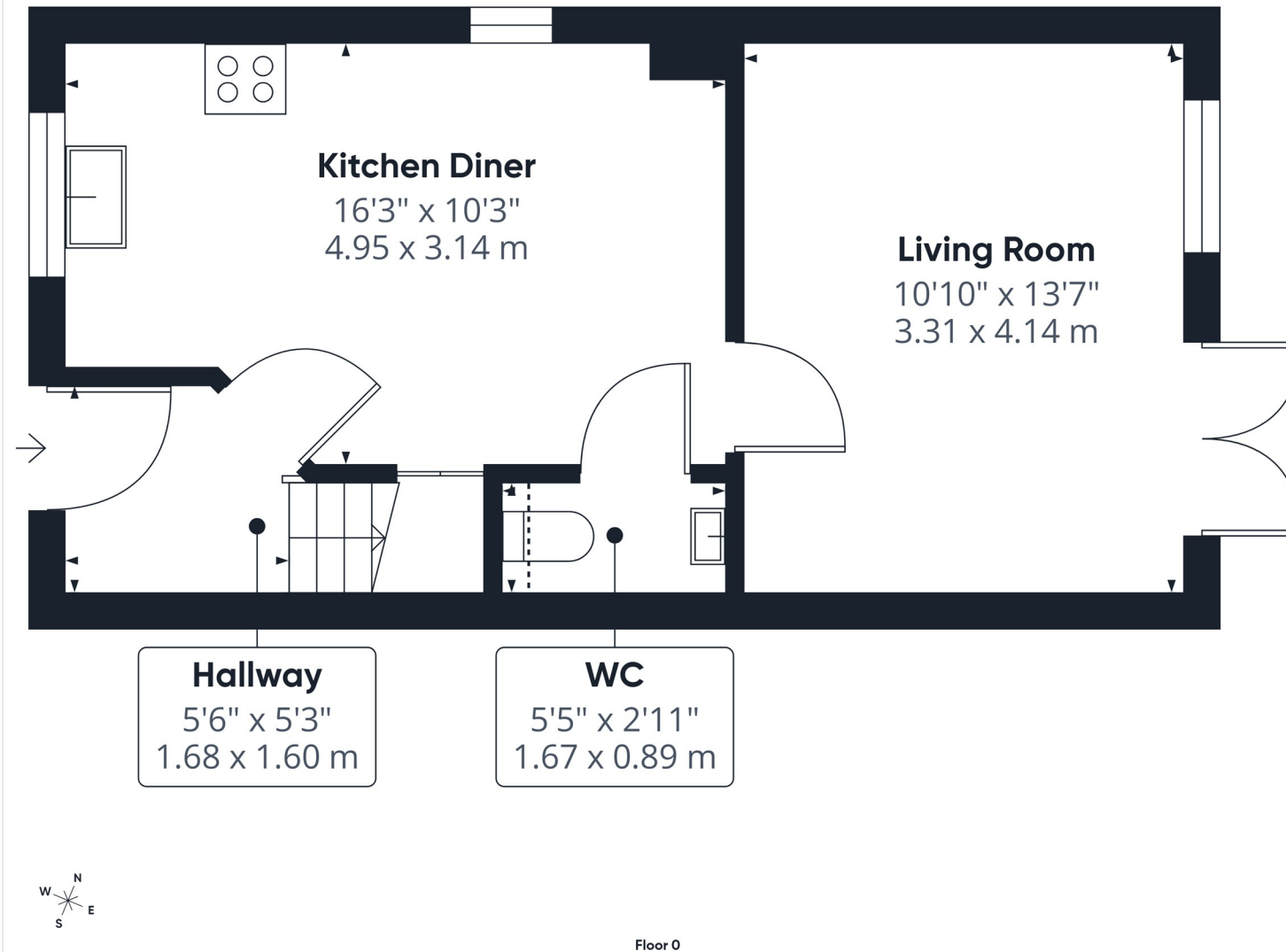
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**Approximate total area<sup>(1)</sup>**

368 ft<sup>2</sup>  
34.2 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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