



**Arncliffe Drive, Knottingley WF11 8RH**



**Welcome to**

**Arncliffe Drive, Knottingley**

\*\*\*GUIDE PRICE £230,000 - £240,000\*\*\* Three bedrooms semi-detached, great size corner plot. Beautiful gardens to front/side and rear. Large conservatory, modern dining kitchen and modern shower room. To the side there is a driveway and detached garage. Great family home!!



### Front Entrance Porch

With a UPVC double glazed composite side entrance door, windows to either side and a laminate flooring.

### Lounge

13' 5" x 16' 8" ( 4.09m x 5.08m )

With a UPVC double glazed window front, fire surround with electric fire, under stairs storage cupboard and a gas central heating radiator with cover.

### Dining Kitchen

17' 6" x 9' 8" ( 5.33m x 2.95m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, induction hob, three electric ovens, extractor fan, a bowl and half stainless steel sink and drainer, integrated washing machine, dishwasher, space for free standing fridge freezer, tiled splash back, tiled flooring, spot lights to the ceiling, UPVC sliding patio doors leading into the conservatory and a UPVC double glazed window to the side aspect.

### Conservatory

15' 3" x 10' 2" ( 4.65m x 3.10m )

Constructed under UPVC, a gas central heating radiator and French doors to the rear.

### Landing

With a window to the side, gas central heating radiator and boarded out loft.

### Bedroom One

7' 5" x 8' 7" ( 2.26m x 2.62m )

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

### Bedroom Two

11' 2" x 10' 4" ( 3.40m x 3.15m )

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

### Bedroom Three

6' 3" x 9' 4" ( 1.91m x 2.84m )

With two UPVC double glazed windows to the front aspect, built in wardrobe and a gas central heating radiator.

### Shower Room

A suite consisting of a low level flush WC, wash hand basin set in vanity unit, walk in shower cubicle, part tiled to walls, spot lights to the ceiling, gas central heating radiator and a window to the rear aspect.

### Front Garden

With a driveway to the side leading to the detached garage, lawned garden to the front and side, mature planting to borders with a timber fence surround and a gate to the side.

### Rear Garden

Paved garden and timber fence surround.



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## **Arncliffe Drive, Knottingley**

- \*\*\*GUIDE PRICE £230,000 - £240,000\*\*\*
- Three Bedroom Extended Semi-Detached Home
- Corner Plot Position
- Conservatory
- Modern Dining Kitchen

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

guide price

**£230,000 - £240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON118668 - 0002

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