



**Weeland Road, Knottingley WF11 8AQ**



**Welcome to**

**Weeland Road, Knottingley**

\*\*\*GUIDE PRICE £270,000 - £280,000\*\*\* Detached four-bedroom family home in Knottingley featuring entrance hall, lounge, playroom, kitchen/diner, utility and WC. Upstairs offers four bedrooms, master en-suite and bathroom. Includes boarded loft, enclosed rear garden and off-street parking.



### **Entrance Hall**

With a front entrance door, window to the side, LVT flooring and a gas central heating radiator.

### **Wc**

With a window to the rear, low level flush WC, wash hand basin, LVT flooring and a gas central heating radiator.

### **Living Room**

15' 9" x 10' 10" ( 4.80m x 3.30m )

With windows to the front and side, LVT flooring and a gas central heating radiator.

### **Play Room**

12' 5" x 9' ( 3.78m x 2.74m )

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

### **Kitchen/ Dining Room**

15' 1" x 8' 9" ( 4.60m x 2.67m )

A fitted kitchen consisting of wall, base and drawer units with Quartz work surfaces over, extractor hood, space for free standing fridge and 900 range cooker, integrated dishwasher, freezer, cabinet bench with oak top with bespoke matching dining table, under cabinet central heating, ceramic sink, spot lights, tiled flooring, window to the side and rear and a door to the rear.

### **Utility**

10' x 4' 11" ( 3.05m x 1.50m )

With a rear door, kitchen work tops, vinyl flooring, washing machine and tumbler dryer space, boiler and work surfaces.

### **Landing**

With window to the rear, a gas central heating radiator and access to the fully boarded and plastered loft with lighting and a ladder.

### **Bedroom One**

13' x 9' 3" ( 3.96m x 2.82m )

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

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, shower, towel radiator, panelled ceiling, fully tiled, extractor fan, spot lights and a window to the rear.

### **Bedroom Two**

11' x 10' 11" ( 3.35m x 3.33m )

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

### **Bedroom Three**

10' 10" x 7' 10" + recess ( 3.30m x 2.39m + recess )

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

### **Bedroom Four**

8' 10" x 7' 10" ( 2.69m x 2.39m )

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

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, free standing bath, extractor fan, tiled floor, towel radiator, spot lights and a window to the rear.

### **Front Garden**

Indian stone path and driveway.

### **Rear Garden**

Indian stone paving, astro turf lawn, electric point, side access and timber fence surround.

### **Vendors Comments**

Bespoke dining table will be left in the property.

Central heating and smoke/carbon monoxide detectors are smart/Wi-Fi enabled.



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## Welcome to

## Weeland Road, Knottingley

- \*\*\*GUIDE PRICE £270,000 - £280,000\*\*\*
- Four Bedroom Detached House
- Kitchen/Dining Room and Utility Room
- Bathroom, En-Suite and WC
- Living Room and Play Room

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£270,000 - £280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119649 - 0004

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