

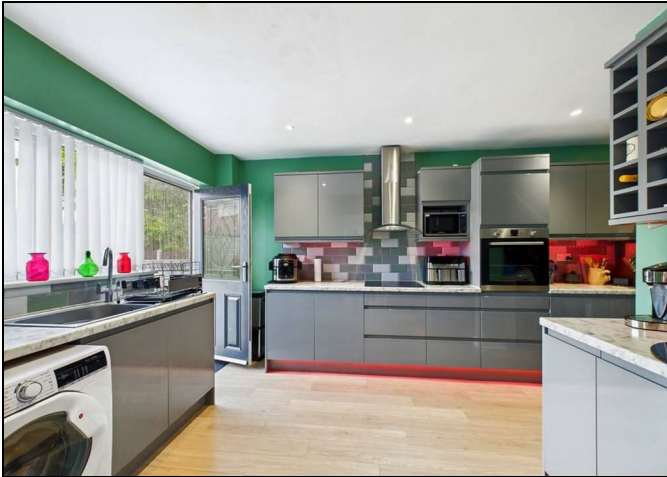
...Your proactive estate agent



Hawthorne Avenue, Knottingley, WF11 0PX
Offers Over £140,000

Park Row

Located in a sought-after area of Knottingley, this immaculately presented three-bedroom mid-terrace property offers an ideal home for families, first-time buyers, or commuters alike.



GROUND FLOOR ACCOMMODATION

Hallway

2.67 x 1.00 (8'9" x 3'3")

Front composite entrance door leading into a hallway with access to the lounge . UPVC double glazed window and laminate flooring. . Staircase to the first floor.

Living Room

3.01 x 6.96 (9'11" x 22'10")

UPVC double glazed windows to the front and rear elevation, spotlights to the ceiling, gas central heated radiator and laminate flooring. Access door to the kitchen.



Kitchen

3.15 x 5.87 (10'4" x 19'3")

With a range of modern wall and base kitchen units with complementary work surface over . Electric oven, induction hob and extractor hood, space for a double fridge freezer, space for a microwave oven, plumbing for a washing machine . Storage area under the stairs, gas central heated radiator, laminate flooring and UPVC double glazed window to the rear elevation. A composite rear door that leads to the garden.



Landing

3.12 x 1.34 (10'3" x 4'5")

With access to 3 bedrooms and the loft, storage cupboard and radiator .

Master Bedroom

3.53 x 3.55 (11'7" x 11'8")

UPVC double glazed window to the front elevation gas central heated radiator .



Bedroom Two

3.52 x 3.29 (11'7" x 10'10")

UPVC double glazed window to the rear elevation, spotlights the ceiling and a gas central heated radiator.



Bedroom Three

1.68 x 3.20 (5'6" x 10'6")

UPVC double glazed window to the front elevation and gas central heated radiator .



Bathroom

2.68 x 1.87 (8'10" x 6'2")

A modern suite comprising of toilet with vanity unit

including sink and mixer tap, double shower cubicle with a mains fed shower . Chrome heated towel radiator
spotlights to the ceiling. Tiling to the walls and floor. UPVC
double glazed windows to the rear elevation



Loft

The loft has a light, pull down ladder and is boarded.

CCTV

There are cameras to the property.

Garden

To the rear there is a beautiful landscaped garden with block paving, turf and decking areas, fence to surround and a garden shed. An outside socket and tap.

To the front, there is a double driveway for off street parking.



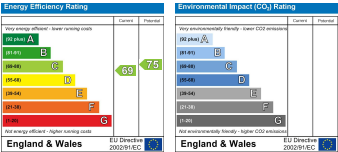
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