



**Weeland Road, Knottingley WF11 8AR**

**Welcome to**

**Weeland Road, Knottingley**

\*\*\*GUIDE PRICE £120,000 - £130,000\*\*\* Well-presented two-bedroom mid-terrace in Knottingley featuring lounge, dining room, kitchen, two double bedrooms and family bathroom. Enclosed rear garden with outbuilding. Close to amenities, schools and transport links. Ideal for first time buyers.



### **Entrance Hall**

With front entrance door, coving, LVT flooring and a gas central heating radiator.

### **Lounge**

10' 11" x 12' 2" ( 3.33m x 3.71m )

A gas fire with wood surround and stone hearth, LVT flooring, coving, ceiling rose and a gas central heating radiator.

### **Dining Room**

14' 11" x 12' 8" ( 4.55m x 3.86m )

With a window to the rear, metal fire with surround and marble hearth, LVT flooring, under stairs storage and a gas central heating radiator.

### **Kitchen**

8' 11" x 7' 3" ( 2.72m x 2.21m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, electric oven, hob, fridge freezer, extractor hood, spot lights to the ceiling, boiler cupboard, LVT flooring and a window to the rear.

### **Landing**

With access to the loft.

### **Bedroom One**

14' 11" x 12' 2" ( 4.55m x 3.71m )

With two windows to the front, over stairs storage, ceiling rose and a gas central heating radiator.

### **Bedroom Two**

9' 10" x 8' 2" ( 3.00m x 2.49m )

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

### **Bathroom**

A suite consisting of low level flush WC, wash hand basin, free standing bath, shower cubicle, towel radiator, fully tiled walls and flooring and a window to the rear.

### **Rear Garden**

A brick wall with wrought iron railings, concrete flooring, pre fab concrete shed with metal roof and plumbing for washing machine.



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## Welcome to

## Weeland Road, Knottingley

- \*\*\*GUIDE PRICE £120,000 - £130,000\*\*\*
- Two Bedroom Mid-Terrace Home
- Two Reception Rooms
- Well Presented Throughout
- Ideal First Time Buyer Opportunity

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£120,000 - £130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119536 - 0003

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