

2 Bed

House - Townhouse

located in

Knottingley

£240,000







enfields

The Wharf
Knottingley
WF11 8BT

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Lead In
An outstanding contemporary home situated at The Wharf in Knottingley, offering stylish and spacious accommodation, a beautifully designed interior and stunning views overlooking the canal and towards the river.

This impressive property has been thoughtfully modified by the current homeowner to create a truly special home, combining modern open-plan living with luxurious bedroom accommodation.

Originally designed as a three-bedroom property, the accommodation has been reconfigured to provide two generous double bedrooms, including an impressive master bedroom suite complete with a modern en-suite and walk-in wardrobe. For buyers requiring additional bedroom space, there is potential to reinstate the third bedroom, subject to any necessary works.

The ground floor offers spacious and versatile accommodation, including two reception areas and a stunning open-plan lounge, kitchen and dining space. Designed with modern lifestyles in mind, this fabulous living area provides the perfect setting for everyday family life, relaxing and entertaining guests.

Throughout the property, the contemporary interior has been finished to an excellent standard, creating a stylish and welcoming home ready for its next owners to enjoy.

Externally, the property benefits from a lovely rear garden with delightful views overlooking the canal and stretching towards the river beyond. This wonderful outdoor setting provides the perfect place to relax, entertain or simply enjoy the peaceful waterside surroundings.

Situated within the popular Wharf development in Knottingley, the property is conveniently positioned for local shops, schools, amenities, transport links and access to the motorway network, making it an excellent choice for commuters.

This exceptional home would be ideally suited to first-time buyers, professional couples or smaller families seeking modern accommodation with flexibility, character and an enviable waterside outlook.

Properties offering this combination of contemporary living, spacious accommodation and beautiful views are not to be missed.

Early viewing is highly recommended to fully appreciate the quality, space and lifestyle this impressive home has to offer.

Lower Hallway
4' x 6'8"
Access to the living room and stairs leading to the ground floor. Carpeted throughout.

Lower Living Room
15'6" x 13'6"
Media Wall. UPVC double glazed French doors leading to the rear garden. Carpeted throughout. UPVC double glazed window to the rear elevation.

Entrance Hall
4'10" x 6'5"
Access to WC, kitchen diner and storage wall. Tiled effect flooring.







WC
2'11" x 5'9"
WC with low level flush. Wash hand basin with chrome taps. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the front aspect.

Kitchen Diner
16'6" x 25'11"
A range of high and low level kitchen units with breakfast bar and integrated appliances including oven, hob, microwave, extractor hood with feature lighting and fridge freezer. One and half bowl sink with drainer and chrome mixer tap. Stairs leading to the first floor. UPVC double glazed French doors leading to the Juliette balcony. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the front and rear elevations.

Landing
3'8" x 9'7"
Access to both bedrooms, the house bathroom, storage cupboard and loft. Carpeted throughout. Central heated radiator.

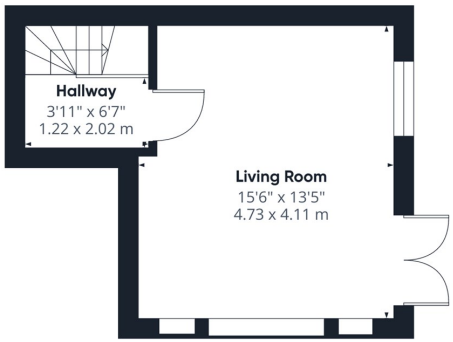
Bedroom One
16'7" x 9'7"
Access to en suite and walk in wardrobe. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the rear elevations.

En Suite
9'3" x 4'2"
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Walk in shower with mains feed waterfall shower. Full height wall tiling. Tiled flooring throughout.

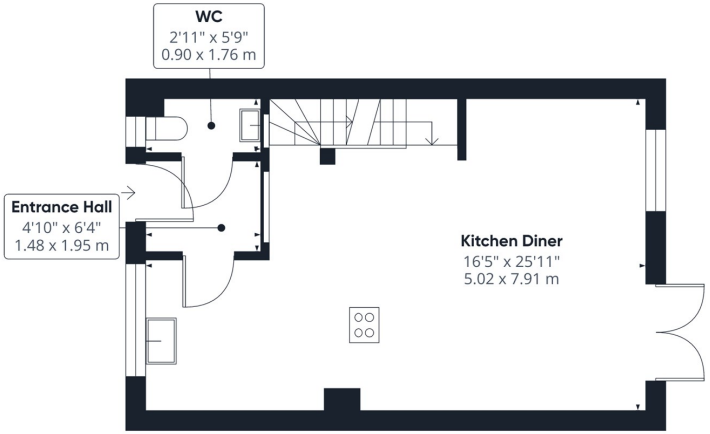
Bedroom Two
9'9" x 11'5"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bathroom
6'4" x 6'3"
White suite comprising of panel bath with chrome taps. WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Partly tiled walls. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the front aspect.

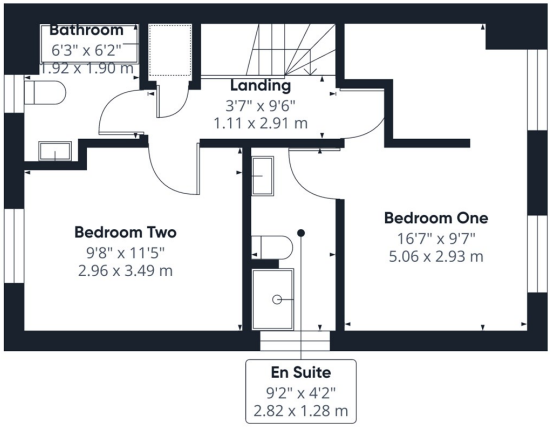
External
The property enjoys an attractive townhouse position with a block-paved driveway providing off-road parking. A well-maintained frontage is complemented by mature shrub borders. The rear garden is a particular feature of the home, enjoying an enviable waterside position with open views across the canal and mature woodland beyond. Thoughtfully landscaped, the garden offers a generous lawn, an extensive composite decked seating area ideal for outdoor dining and entertaining, and a further decked terrace overlooking the water.



Floor 0



Floor 1



Floor 2

Approximate total area(1)

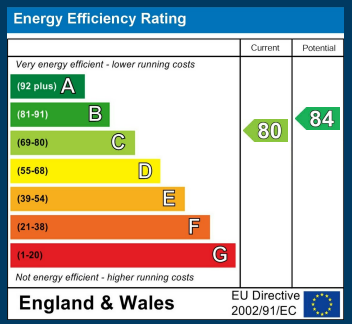
1020 ft²

94.8 m²

(1) Excluding balconies and terraces

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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