



3 Bed
House - Detached
located in
Knottingley

£250,000



Oak Tree Crescent
Knottingley
WF11 0EW

****NEW**** LOCATED IN A CUL DE SAC OF ONLY SIX PROPERTIES**THE POPULAR BRANDON DESIGN ON THE RESIDENTIAL DEVELOPMENT ON RAINSBOROUGH PARK**

Lead In

Set within a highly sought-after development, this outstanding detached home occupies one of the largest three-bedroom plots of its type. With only a small number ever constructed, it presents a rare opportunity for discerning buyers.

The property boasts a spacious and well-designed interior, along with a detached garage, front driveway, and a generously sized rear garden—perfect for family life and entertaining. Immaculately presented throughout, it is ready for immediate occupancy, offering all the advantages of a modern home without the delays or uncertainties often associated with new builds.

Competitively priced for today's market, this superb home is likely to attract significant interest. Ideally located near local amenities, reputable schools, shops, and excellent motorway connections, it combines convenience with comfortable living in a desirable residential area.

Early viewing is strongly advised.

Hallway

5'1" x 5'5"

Access to living room and stairs leading to the first floor. Wood effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

Living Room

16'3" x 11'6"

Wood effect flooring. Central heated radiator. UPVC double glazed window to the front of the property. Access to kitchen.

Kitchen Diner

9'10" x 15'1"

Range of high and low level kitchen units in shaker style. Integrated appliances including oven, gas hob and extractor hood over. Option to reconnect plumbing for washing machine. Space for fridge/freezer. Sink

with drainer and chrome mixer tap over. Access to downstairs WC. UPVC double glazed French doors leading to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.

WC

5'9" x 3'3"

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator.

Landing

6'3" x 3'7"

Access to all three bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

Main Bedroom

14'4" x 8'2"

Access to en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

En Suite

4'12" x 6'5"

White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear.

Bedroom Two

11'11" x 8'3"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Bedroom Three

8'7" x 6'4"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Bathroom

5'9" x 6'7"

White suite comprising of panel bath with chrome taps. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Tiled splash areas, tiled effect flooring. Central heated radiator.





Garage

16'12" x 9'1"

Up and over door. Rear door also leading to the garden.

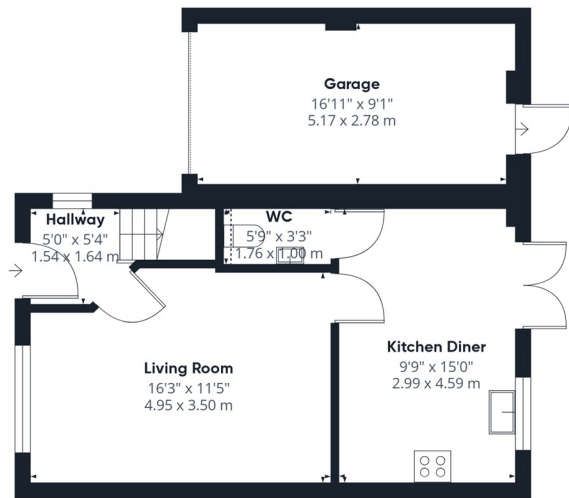
External

Externally, the property offers an attractive frontage with a lawned garden and a driveway providing off-street parking, which leads to a garage. The home is set within a modern residential development and benefits from a neat and well-presented approach.

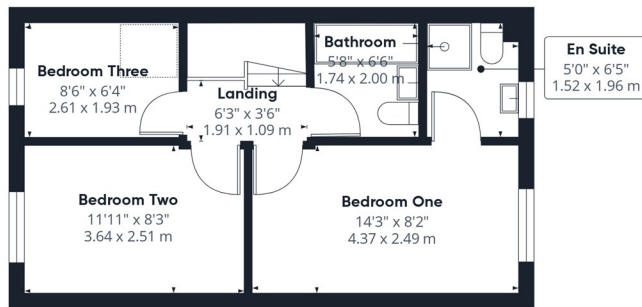
To the rear, the property enjoys a fully enclosed garden, mainly laid to lawn, creating a great space for families, outdoor entertaining, or relaxing. A paved patio area sits directly outside the rear doors, ideal for seating and summer dining, while fencing to the boundaries provides privacy and security. There is also useful side access connecting the front and rear of the property.

These particulars are prepared in good faith and in accordance with current consumer protection legislation, using information provided by the vendor. Whilst we take reasonable steps to ensure that the details are accurate and not misleading, we have not independently verified all information and cannot guarantee its completeness or accuracy. The particulars are intended as a general guide only and do not constitute part of an offer or contract. All descriptions, measurements, references to condition, services, tenure, planning matters, and other material information should be independently verified by prospective purchasers through inspection, survey, and appropriate professional enquiries.





Floor 0



Floor 1



Approximate total area⁽¹⁾

906 ft²
84.2 m²

Reduced headroom

1 ft²
0.1 m²

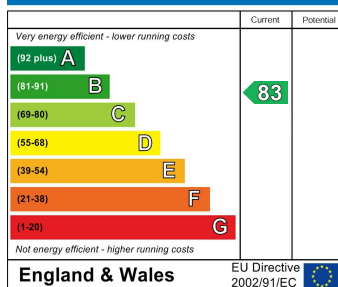
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



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