



Womersley Road, Knottingley WF11 0DL

welcome to

Womersley Road, Knottingley

Two-bedroom end terrace in Knottingley offering lounge, kitchen diner, two double bedrooms and bathroom. Fully boarded loft with skylights and staircase. Front yard and enclosed rear garden. Requires modernisation and some structural improvements, presenting excellent potential for investors.



Lounge

13' 8" x 10' 10" (4.17m x 3.30m)

With a window to the front, laminate flooring, open fire place and a gas central heating radiator.

Kitchen

11' 9" x 13' 10" (3.58m x 4.22m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, space for a full range cooker, stainless steel sink, space for a washing machine, tiled flooring, under stairs storage, gas central heating radiator, window to the rear and a door to the rear.

Landing

Bedroom One

14' 1" x 11' 9" (4.29m x 3.58m)

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

Bedroom Two

8' 11" x 7' 11" (2.72m x 2.41m)

With a window to the rear, built in cupboards and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath, shower cubicle, tiled over bath and a window to the rear.

Loft Space

16' 3" x 14' (4.95m x 4.27m)

With two sky lights, eaves storage and electrics.

Front Garden

A concrete pat and walled front yard.

Rear Garden

A concrete path, shared access and wooden fence.



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- ***GUIDE PRICE £100,000-£110,000***
- Two Double Bedrooms
- Kitchen Diner
- Rear Garden
- Requires Some Modernisation

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£100,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119835 - 0003

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