CROWN | ESTATE AGENTS

West Ings Court, Knottingley



£875 PCM

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Crown Estate Agents are pleased to present this two-bedroom semi-detached property, situated in a quiet cul-de-sac in Knottingley, close to the River Aire and Knottingley Canal.

The property offers well-proportioned accommodation comprising an entrance lobby, spacious lounge, fitted kitchen, two first-floor bedrooms and a family bathroom. Externally, the property benefits from a good-sized rear garden, together with a carport and driveway providing off-street parking.

Conveniently located for access to local amenities and transport links, this property offers practical accommodation with the added benefit of outdoor space and private parking.



- Two-Bedroom Semi-Detached Property
- Quiet Cul-de-Sac Location
- Spacious Lounge
- Fitted Kitchen
- Two First-Floor Bedrooms
- Family Bathroom with Shower
- Good-Sized Rear Garden
- Off Street Parking
- EPC Grade C

Lounge

12'3" x 16'12" (max x 17'0") (3.73 x 5.18 (3.74 max x 5.17))

A spacious reception room featuring neutral carpeting, a decorative fireplace with electric fire, radiator, coved ceiling and TV and telephone points. A picture window and French doors provide natural light and access to the rear garden.

Kitchen

9'7" x 9'0" (2.92 x 2.74 (2.91 x 2.75))

A fitted kitchen comprising a range of wall and base units, drawers and work surfaces, together with a double sink and drainer with mixer tap. The kitchen also benefits from a built-in oven, gas hob, plumbing for a washing machine, radiator, window and door providing access to the rear garden.

Landing

The first-floor landing provides access to both bedrooms and the family bathroom, together with access to the loft.

Bedroom One

16'12" x 10'3" (17'0" max x max) (5.18 x 3.12 (max x 3.13 max))

A spacious front-facing double bedroom featuring two windows, a radiator and TV point.

Bedroom Two

11'3" x 7'12" (3.43 x 2.44)

A rear-facing bedroom featuring a window, radiator and telephone point.

Family Bathroom

8'7" x 6'3" (max x max) (2.64 x 1.91 (max x max))

A family bathroom fitted with a white suite comprising a low-flush WC, wash hand basin and panelled bath with electric shower over. The room also benefits from a tiled surround, airing cupboard and frosted window.

External

Good sized garden with gated access and laid mainly to lawn with flower and shrub bed border, paved patio and garden shed

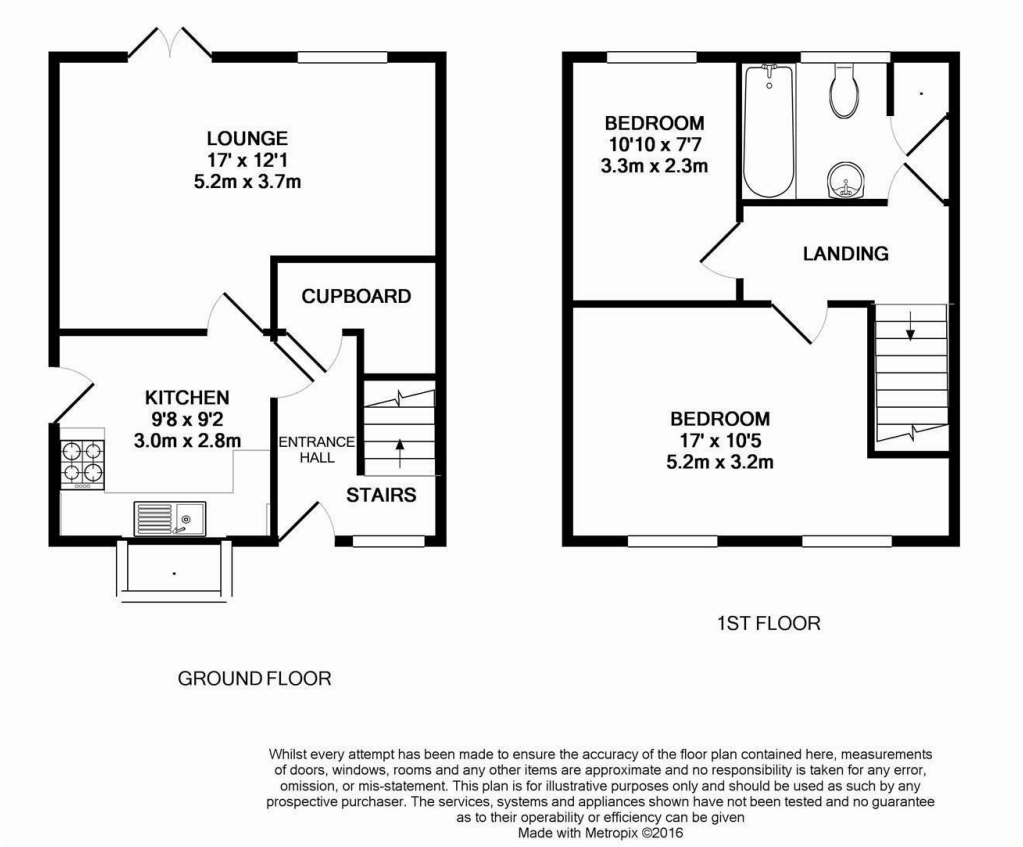






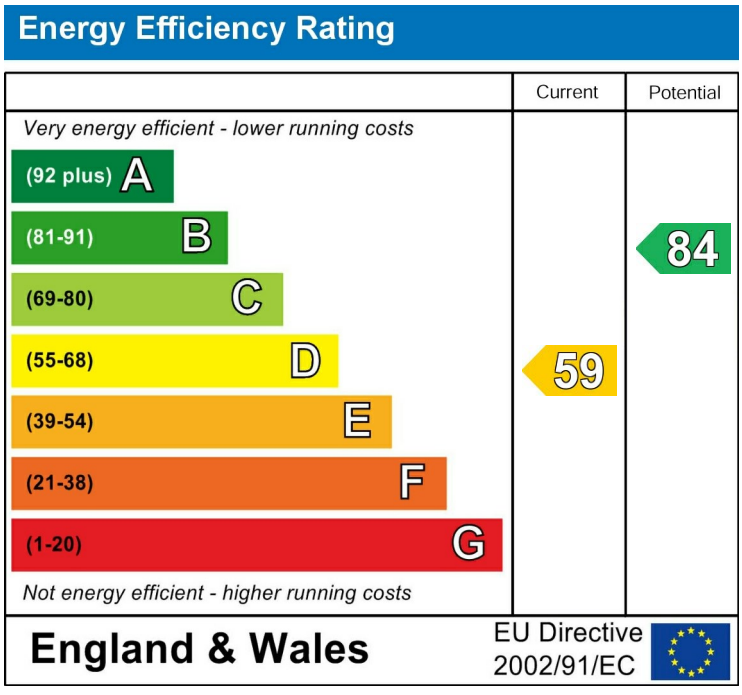



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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