

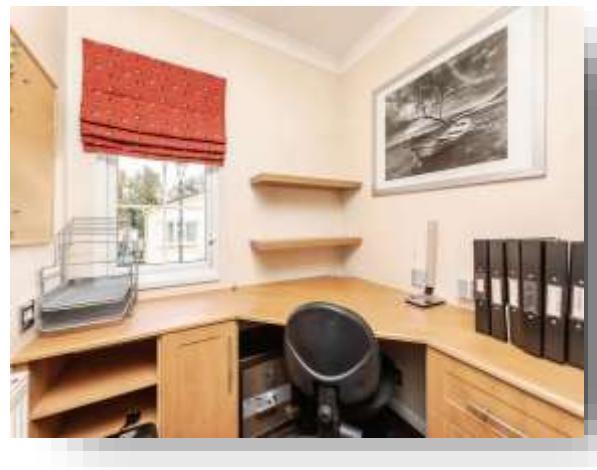
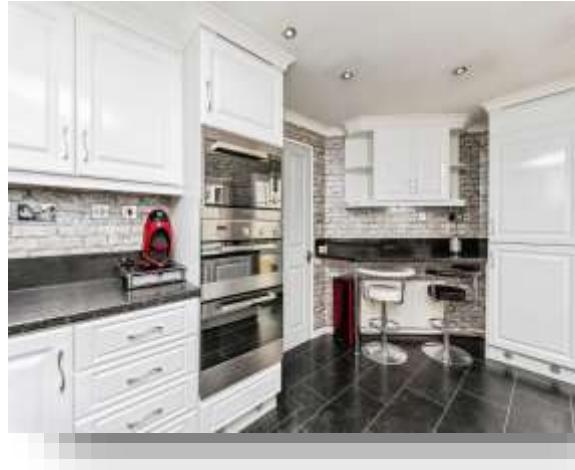


Willow Lane, Knottingley WF11 8AJ

Welcome to

Willow Lane, Knottingley

Modern two bedroom park home in Knottingley with study, en-suite, wrap-around garden, pond, and patio. Stylish throughout, with off-street parking and no onward chain. Peaceful setting near amenities—ideal for a relaxed, low-maintenance lifestyle.



Entrance Hall

With a front entrance door with side glass panels and a storage cupboard.

Study

6' 2" x 5' 7" (1.88m x 1.70m)

With a UPVC double glazed window to the front aspect, built in office furniture and a gas central heating radiator.

Lounge

16' 5" x 19' 2" (5.00m x 5.84m)

With two UPVC double glazed windows to the front aspect, two further bow windows to the side, fire surround and electric fire, two gas central heating radiators and spot lights to the ceiling,

Kitchen

14' 9" x 9' 3" (4.50m x 2.82m)

A fitted kitchen consisting of wall and base units, double electric oven and built in microwave, a bowl and half stainless steel sink and drainer, integrated tumble dryer, integrated washing machine, cupboard housing the boiler, integrated fridge freezer, breakfast bar, Amtico flooring, spot lights to the ceiling, UPVC double glazed door to the rear and a UPVC double glazed window to the rear aspect.

Bedroom One

12' 7" x 9' 5" (3.84m x 2.87m)

With a UPVC double glazed window to the rear aspect, fitted wardrobes with a matching dressing table.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, corner bath, tiled flooring, part tiled walls, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Bedroom Two

9' 6" x 9' 3" (2.90m x 2.82m)

With a UPVC double glazed window to the front aspect, fully fitted floor to ceiling wardrobes and a gas central heating radiator.

Wet Room

A suite consisting of a low level flush WC, wash hand basin, walk in shower with shower seat, panelled to walls and ceiling, extractor fan, wall cabinet and a UPVC double glazed window to the front aspect.

Exterior

Driveway to the side providing ample off street parking, low maintenance garden to the rear and side, with patio area, artificial grass and pond. Outbuilding perfect for storage. 4 external CCTV cameras.



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Welcome to

Willow Lane, Knottingley

- Two Bedroom Park Home
- NO ONWARD CHAIN
- Study
- Driveway
- Private Garden

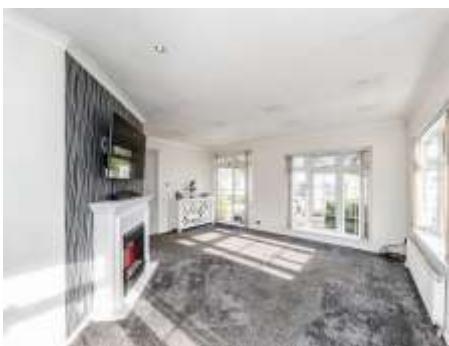
Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in the region of

£180,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119091 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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