

...Your proactive estate agent



Hazel Road, Knottingley, WF11 0PF
Offers Over £150,000



Located in Knottingley, this well-maintained three-bedroom semi-detached property offers spacious, versatile living ideal for families, first-time buyers, or professionals seeking excellent transport connections and local amenities.

This home strikes the perfect balance between comfort, convenience, and modern living. Whether you're commuting to Leeds, Wakefield, or Doncaster, or working from home, this property offers flexible space and unbeatable location benefits.



Entrance Hall

3 x 1.95 (9'10" x 6'4")

UPVC front entrance door leads into the hallway . The hallway stairs to the first floor, a gas central heated radiator and tiled flooring. Access door into the lounge, access door into the kitchen. Storage cupboard.

Kitchen

3.09 x 2.55 (10'1" x 8'4")

With a range of wall and base kitchen units, complementary work surfaces over, stainless steel sink drainer with a mixer tap. Freestanding gas cooker. A space for fridge freezer. Integrated dishwasher. UPVC double glaze window to the rear elevation. Tiling to the walls and floors.



Living Room

6.24 x 3.28 (20'5" x 10'9")

UPVC double glazed windows to the front and rear elevation, feature fireplace with electric fire, laminate flooring . Gas central heated radiator.



Office

2.41 x 3.53 (7'10" x 11'6")

With the glazed patio doors which lead to the rear garden and a side double glazed door which takes you to the side . Laminate wood flooring access door to a utility room.



Utility Room

3.78 x 1.22 (12'4" x 4'0")

With Plumbing for a washing machine toilet with a low-level flush .

Bedroom One

3.56 x 3.18 (11'8" x 10'5")

UPVC double glazed window to the front elevation. Gas central heated radiator.



Bedroom Two

2.57 x 3.63 (8'5" x 11'10")

UPVC double glazed window to the front elevation. Gas central heated radiator.



Bedroom Three

2.62 x 2.72 (8'7" x 8'11")

UPVC double glazed window to the front elevation. Gas central heated radiator.



Bathroom

1.70 x 2.30 (5'6" x 7'6")

Upvc double glazed window to the rear elevation. Sink with a mixer tap. Toilet with low level flush. Bath with a shower screen and electric shower. tiled walls. Gas central heated radiator.



Garden

At the rear there is a Lawned garden, decking and patio areas. The garden is hedged with shrubs for privacy and there is a side access gate.

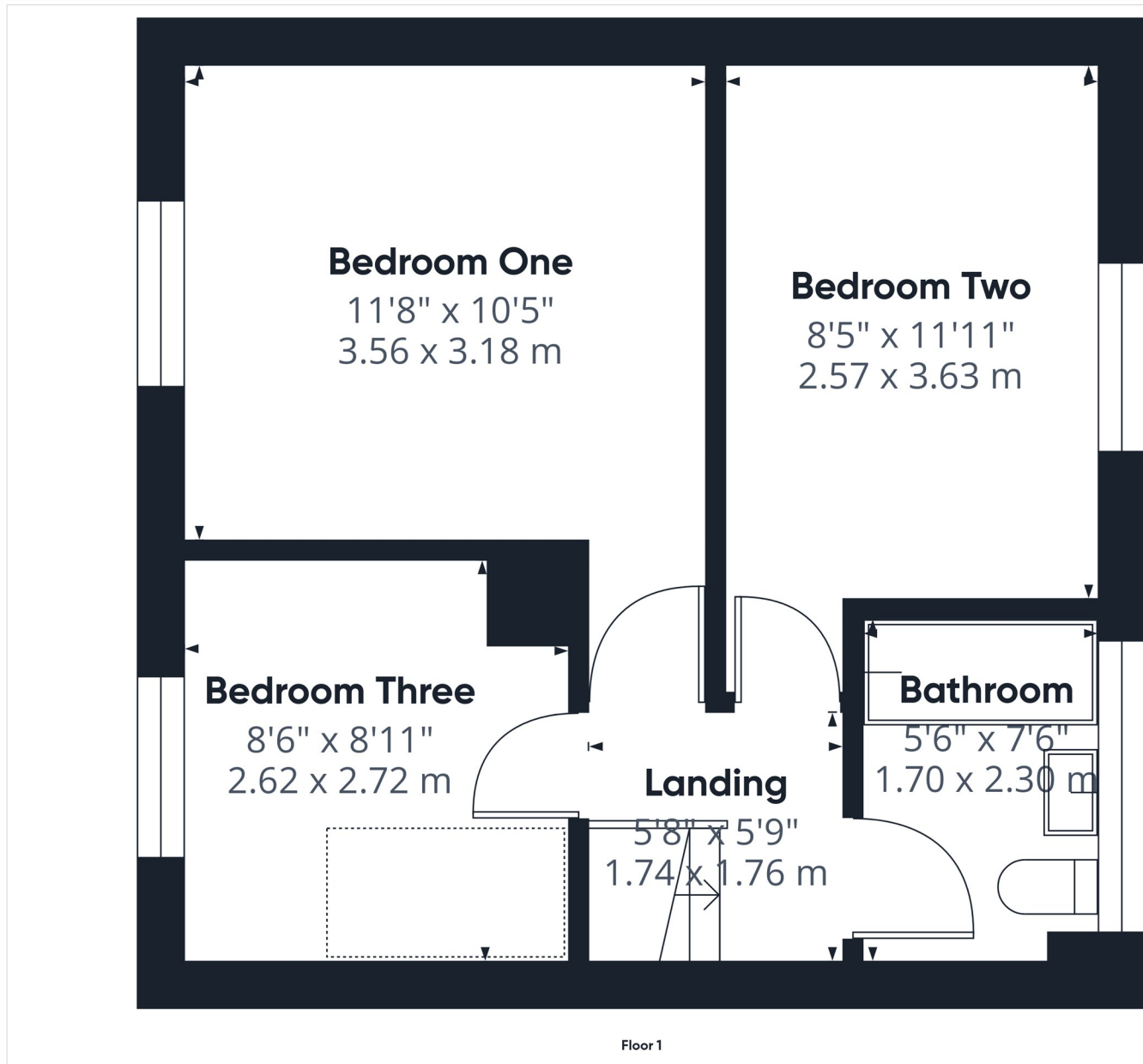
To the front there is a fully enclosed garden with a garden path.



Out - Building

6.74 x 2.31 (22'1" x 7'6")

Not accessible by car. Lights and power. Rear access door.



Approximate total area^m

360 ft²
33.5 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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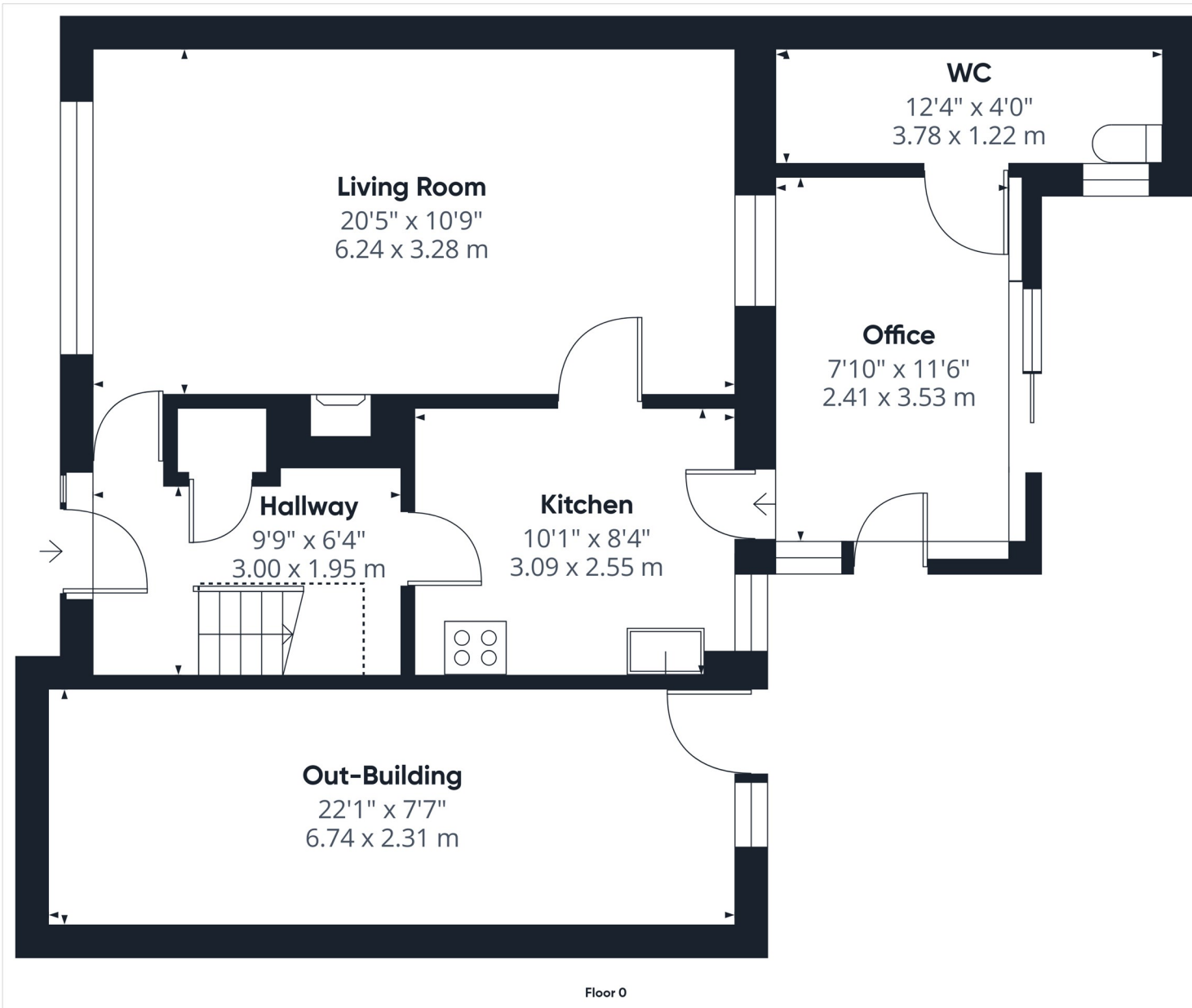
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Approximate total area⁽¹⁾
697 ft²
64.7 m²

Reduced headroom
14 ft²
1.3 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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100 kWh/m ² Δ	44 kWh/m ² Δ	100 g/m ² Δ	44 g/m ² Δ
100 kWh/m ² B	44 kWh/m ² B	100 g/m ² B	44 g/m ² B
100 kWh/m ² C	44 kWh/m ² C	100 g/m ² C	44 g/m ² C
100 kWh/m ² D	44 kWh/m ² D	100 g/m ² D	44 g/m ² D
100 kWh/m ² E	44 kWh/m ² E	100 g/m ² E	44 g/m ² E
100 kWh/m ² F	44 kWh/m ² F	100 g/m ² F	44 g/m ² F
100 kWh/m ² G	44 kWh/m ² G	100 g/m ² G	44 g/m ² G

England & Wales
EU Directive 2002/91/EC

