

...Your proactive estate agent



**Seaton Crescent, Knottingley, WF11 0HU**  
**Offers In Excess Of £200,000**





### Entrance Hall

**1.68 x 1.60 m (5'6" x 5'3")**

Wood effect flooring. Central heated radiator. Access to the kitchen diner and stairs leading to the first floor.

### Kitchen Diner

**4.95 x 3.14 m (16'3" x 10'3")**

Modern range of high and low level kitchen units with marble effect worktops. Integrated appliances including an oven, four ring hob and extractor hood over. Sink with drainer and chrome mixer tap. Option to reconnect plumbing for washing machine and space for fridge/freezer. Storage cupboard. Access to WC and living room. Wood effect flooring. central heated radiator. UPVC double glazed window to the front and side elevation.



### Living Room

**3.31 x 4.14 m (10'10" x 13'7")**

Wood effect flooring. Central heated radiator. UPVC french doors leading to the rear. UPVC double glazed window to the rear elevation.



### WC

**1.67 x 0.89 m (5'5" x 2'11")**

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



### Landing

**2.86 x 1.86 (9'5" x 6'1")**

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

### Main Bedroom

**2.52 x 4.17 m (8'3" x 13'8")**

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



### Bedroom Two

**3.76 x 2.18 m (12'4" x 7'2")**

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



### Bedroom Three

**2.75 x 1.87 m (9'0" x 6'1")**

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



## Bathroom

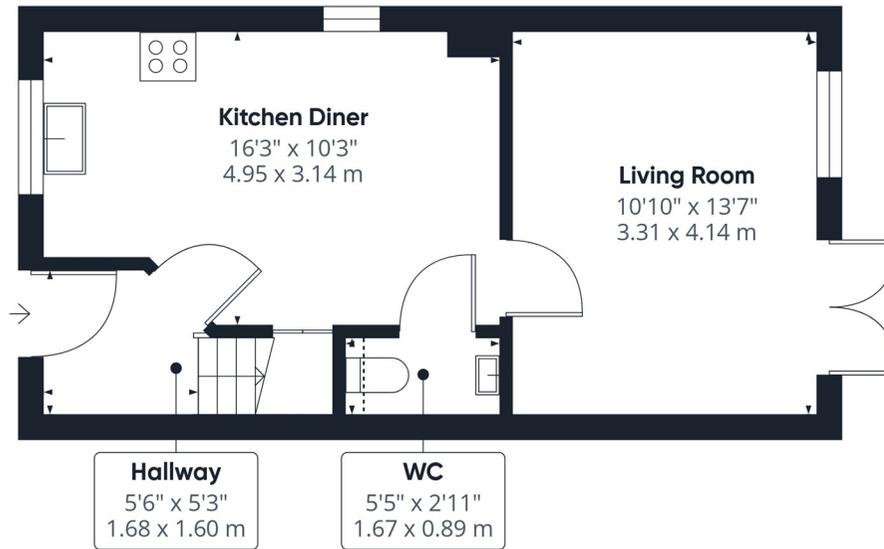
**1.83 x 2.16 m (6'0" x 7'1")**

White suite comprising of panel bath with chrome mixer tap and mains feed shower. WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Tiled flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the side elevation.

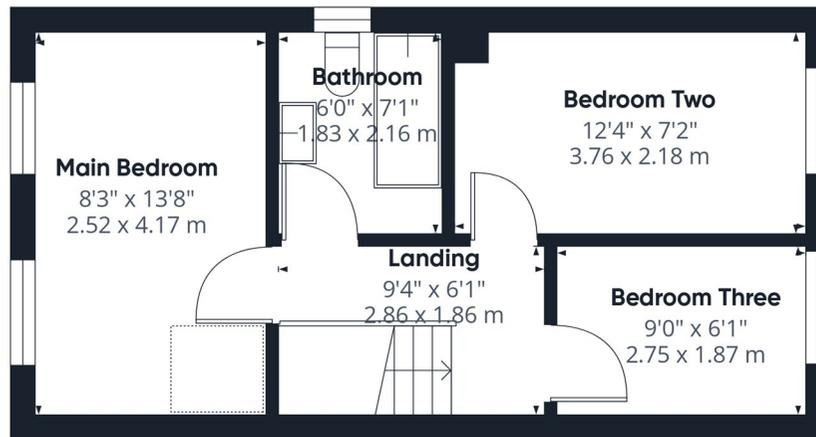


## Rear Garden

The rear garden is a private outdoor space featuring tiered decking areas ideal for seating. It is enclosed by fencing and has a grass section, creating a secure and versatile garden perfect for relaxing or entertaining.



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

702 ft<sup>2</sup>  
65.2 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(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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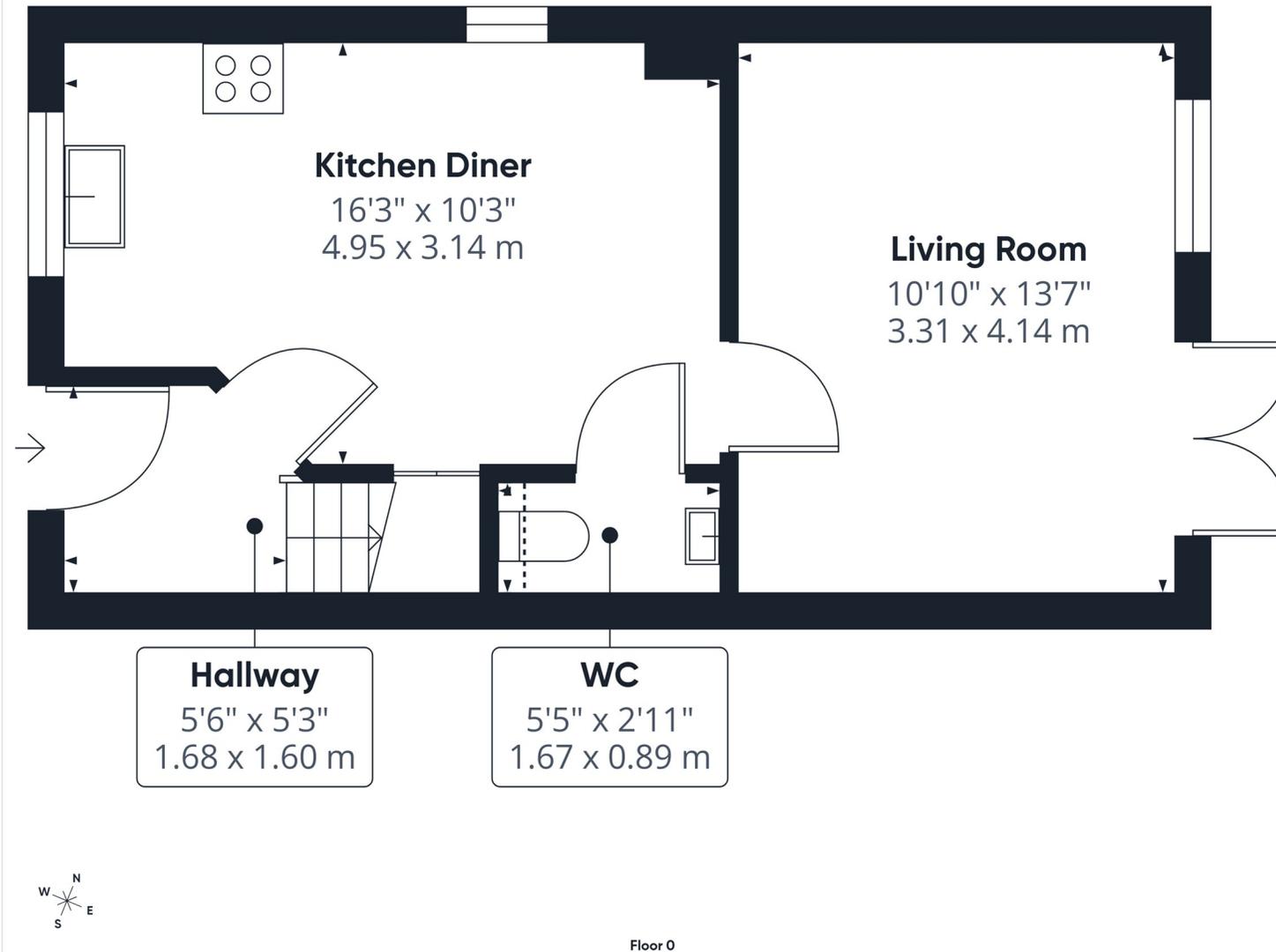
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**Approximate total area<sup>(1)</sup>**

368 ft<sup>2</sup>  
34.2 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
How energy efficient is your property?				How environmentally friendly is your CO <sub>2</sub> emissions?			
100-150 kWh/m <sup>2</sup>	A			100-150 g/kWh	A		
80-100 kWh/m <sup>2</sup>	B			100-150 g/kWh	B		
60-80 kWh/m <sup>2</sup>	C			100-150 g/kWh	C		
40-60 kWh/m <sup>2</sup>	D			100-150 g/kWh	D		
20-40 kWh/m <sup>2</sup>	E			100-150 g/kWh	E		
10-20 kWh/m <sup>2</sup>	F			100-150 g/kWh	F		
0-10 kWh/m <sup>2</sup>	G			100-150 g/kWh	G		
All energy efficient - higher rating possible				All environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC		75	80	EU Directive 2002/91/EC		75	80

