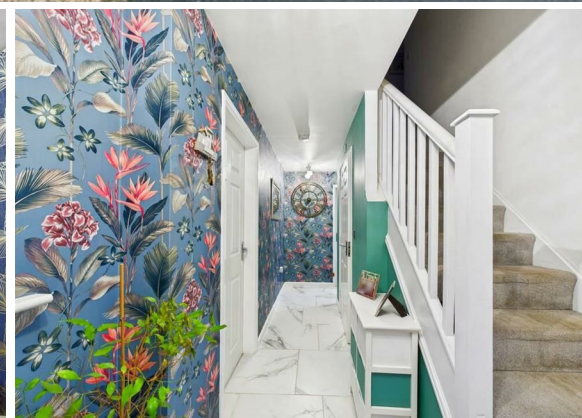




4 Bed
House - Detached
located in
Knottingley

Guide Price £265,000



enfields

Pineberry Way
Knottingley
WF11 0PE

LOVELY FAMILY HOME**DETACHED GARAGE**FOUR DOUBLE BEDROOMS**LARGE KITCHEN/DINER**

This four bedroom detached home offers a perfect blend of comfort and space for modern family living. With four generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests. Set in a peaceful neighbourhood, this home is not only a sanctuary but also offers easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. This detached house on Pineberry Way is a wonderful opportunity for anyone looking to settle in a welcoming community while enjoying the comforts of a spacious family home. Don't miss the chance to make this property your own.

To the ground floor you will find the living room, downstairs WC, utility room, kitchen/diner and the stairs leading to the first floor. To the first floor you will find all four bedrooms, en suite and the main bathroom.

The front elevation is well balanced, featuring a central entrance with a pitched canopy and an upper gable, giving the house a distinctive and welcoming appearance. A neat frontage leads to the main entrance, while the property further benefits from a detached single garage positioned separately, along with a private driveway providing off-road parking. To the rear, the property enjoys a fully enclosed private garden, laid mainly to lawn with a paved patio area ideal for outdoor seating and entertaining. The rear elevation features patio doors and windows that allow plenty of natural light into the living spaces. The garden is bordered by fencing, offering a good degree of privacy, and provides ample space for family use. Access to the detached single garage and driveway is conveniently positioned to the side of the property, making this a practical and functional outdoor space that complements the home well.



4

Hallway
17'7" x 6'5"

Access to living room, WC, utility room, kitchen/diner and the stairs leading to the first floor. Tiled flooring.



2

Living Room
17'5" x 10'3"

Feature fireplace with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front and side elevation.



2

Kitchen Diner
17'2" x 9'7"

Range of high and low level kitchen units in shaker style and marble effect worktops. Integrated oven with four ring gas hob and extractor hood over, one and half bowl chrome sink with drainer and chrome taps. Tiled splash areas. Option to reconnect plumbing for dishwasher. Tiled flooring. Central heated radiator. French doors leading to the rear garden. UPVC double glazed window to the rear and side elevation.



B

Utility Room
5'0" x 6'4"

Option to reconnect plumbing for washing machine. Chrome sink with drainer and chrome mixer tap. Central heated radiator. UPVC double glazed frosted window to the rear elevation.

WC
5'8" x 3'0"

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



Landing

2'11" x 9'7"

Access to all four bedrooms and the main bathroom.
Carpeted throughout. Central heated radiator.

Main Bedroom

8'4" x 13'10"

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

En Suite

5'2" x 7'0"

White suite comprising of WC with low level flush. Wash hand basin with chrome taps. Mains fed shower with full wall tiling. Extractor fan.

Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the front elevation.

Bedroom Two

8'9" x 11'5"

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

Bedroom Three

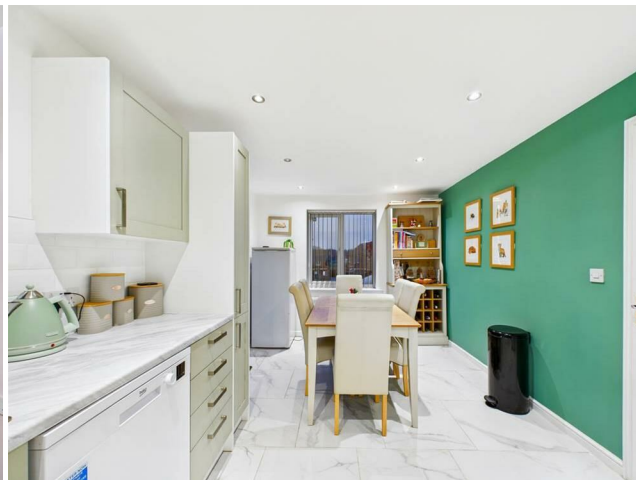
8'2" x 9'9"

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

Bedroom Four

8'10" x 8'4"

Central heated radiator. UPVC double glazed window to the side elevation.



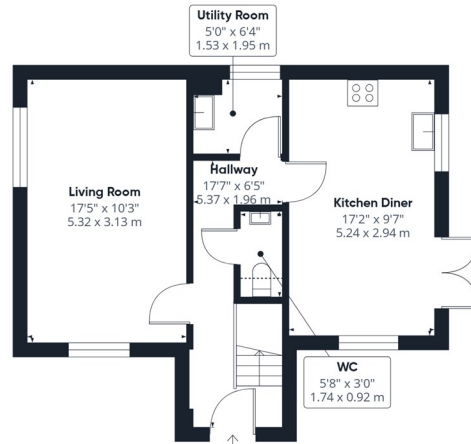
Bathroom

5'6" x 6'8"

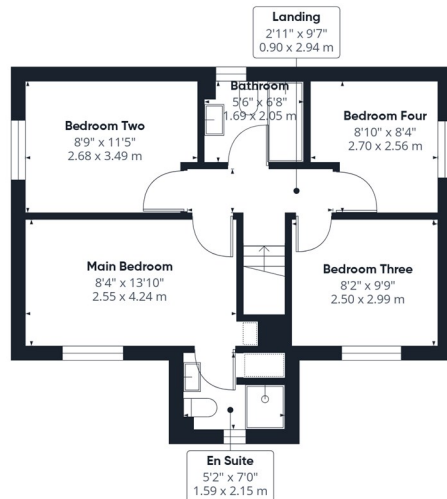
White suite comprising of panel bath with chrome taps. WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear elevation.

Garage

Up and over door. Ideal for further storage or parking.



Floor 0



Floor 1



Approximate total area⁽¹⁾

968 ft²
90 m²

Reduced headroom

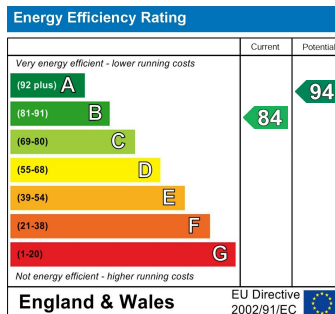
3 ft²
0.3 m²

(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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