



Cherry Tree Walk, Knottingley WF11 0LE

Welcome to

Cherry Tree Walk, Knottingley

GUIDE PRICE £200,000 - £210,000 Four-bedroom, three-storey end townhouse in Knottingley with no chain. Features kitchen , lounge/diner, master bedroom with ensuite facilities and dressing room, family bathroom, enclosed rear garden, garage, and driveway.



Wc

With a low level flush WC, wash hand basin, vinyl flooring, tiled splash back, extractor fan and a window to the front aspect.

Lounge

15' 5" x 16' 5" (4.70m x 5.00m)

With a window to the rear aspect, double door to the rear, under stairs storage and two gas central heating radiators.

Kitchen

10' 3" + Bay x 8' (3.12m + Bay x 2.44m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, integrated oven, gas hob, extractor hood, space for washing machine, tumble dryer, fridge freezer, vinyl flooring, gas central heating radiator and a bay window to the front aspect.

First Floor Landing

With an airing cupboard.

Bedroom Two

14' 7" x 8' 5" (4.45m x 2.57m)

With a window to the front and a gas central heating radiator.

Bedroom Three

12' 1" x 8' 6" (3.68m x 2.59m)

With a window to the rear and a gas central heating radiator.

Bedroom Four

8' 5" x 6' 5" (2.57m x 1.96m)

With a window to the front aspect and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with shower over, extractor fan, vinyl flooring, gas central heating radiator and a window to the rear aspect.

Second Floor

Bedroom One

22' 2" max x 15' max (6.76m max x 4.57m max)

With a window to the rear aspect, skylight, access to the loft, over stairs storage and two gas central heating radiators.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, skylight, shower cubicle, extractor fan, vinyl flooring and a gas central heating radiator.

Rear Garden

With driveway, lawned area, patio, garage and wall and fence surround.



view this property online williamhbrown.co.uk/Property/PON119296



Welcome to

Cherry Tree Walk, Knottingley

- ***GUIDE PRICE £200,000 - £210,000***
- Four Bedroom End-Townhouse
- NO CHAIN
- Ensuite To Master Bedroom
- Driveway & Detached Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£200,000 - £210,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON119296



Property Ref:
PON119296 - 0002

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 Corp 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.

 **william h brown** Incorporating Porter Glenny



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk