

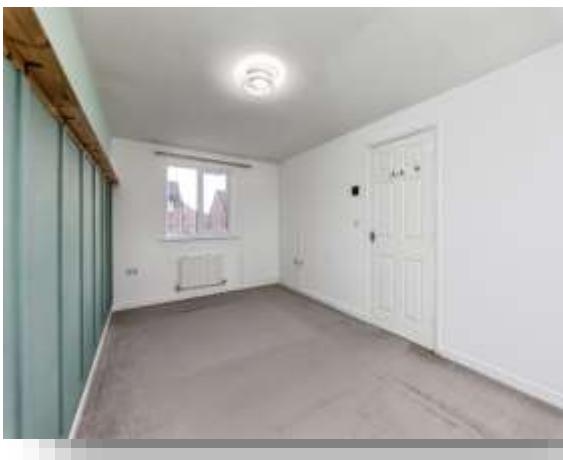


Seaton Crescent, Knottingley WF11 0HU

Welcome to

Seaton Crescent, Knottingley

A modern three-bedroom semi-detached home on a popular development in Knottingley, offered with no chain. Featuring a downstairs W/C, lounge, and a stylish dining kitchen, plus three spacious bedrooms. Outside, the property benefits from a double driveway, attached garage and enclosed rear garden.



Entrance Hall

With a front entrance door, laminate flooring and window to the side.

Wc

With a low level flush WC, wash hand basin and gas central heating radiator.

Lounge

15' 4" x 10' 1" (4.67m x 3.07m)

With a window to the front, built in storage cupboard, laminate flooring and a gas central heating radiator.

Kitchen

13' 5" x 8' 6" (4.09m x 2.59m)

With a fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, extractor fan, plumbing for washing machine, wall mounted boiler, gas central heating radiator, French doors and a window to the rear.

Landing

With a gas central heating radiator and access to the loft.

Bedroom One

16' 10" x 9' 3" (5.13m x 2.82m)

With a window to the front and two gas central heating radiators.

Bedroom Two

11' 7" x 6' 8" (3.53m x 2.03m)

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

Bedroom Three

13' 5" x 9' 9" (4.09m x 2.97m)

With a window to the front, built in wardrobes and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath, vinyl floor covering, extractor fan, gas central heating radiator and a window to the rear.

Front Garden

An open plan, lawned garden area, double driveway leading up to the attached garage.

Rear Garden

An enclosed rear garden, raised decked seating area and patio seating area, lawned garden with timber fence surround and access to the rear door to the garage.



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Welcome to

Seaton Crescent, Knottingley

- NO ONWARD CHAIN
- Move In Condition
- Three Good Size Bedrooms
- Modern Development
- Great Motorway Access

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£210,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119521 - 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.

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