



CROWN

ESTATE AGENTS

Cherry Tree Walk, Knottingley



£190,000



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Nestled in the charming area of Cherry Tree Walk, Knottingley, this delightful terraced house offers a perfect blend of comfort and style. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-proportioned layout provides ample space for family gatherings or quiet evenings at home.

The house boasts four generously sized bedrooms, ensuring that there is plenty of room for family members or guests. Additionally, the property features two modern bathrooms, providing convenience and privacy for all occupants.

Residents can enjoy easy access to shops, schools, and parks, making it an excellent choice for families and professionals alike.

Do not miss the chance to make this charming property your own.



- Spacious Accommodation Throughout
- Entrance Hall, Cloakroom
- Through Lounge/Diner
- Master Bedroom With En Suite WC
- Four Good Sized Bedrooms
- Family Bathroom
- Single Garage With Electric
- Freehold
- Council Tax Band C
- EPC Grade C

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Entrance Hall

Entrance hall through to lounge, with central heating radiator.

Cloakroom

5'10" x 2'9" (1.80 x 0.86)

With modern suite, low level flush WC and wash hand basin.

Lounge/Diner

17'8" x 14'11" (5.41 x 4.56)

Spacious Lounge/Dining area, equipped with patio doors to the rear, and storage space. Central heating radiator

Kitchen

12'11" x 8'0" (3.96 x 2.46)

Kitchen equipped with fitted units, and a wall mounted gas boiler. Comes with a gas cooker point and an extractor hood. Window to the rear

Master Bedroom

24'0" x 13'7" (7.34 x 4.16)

Spacious master bedroom, with two fitted wardrobes to store clothes and shoes etc. Room comes with a window to the rear, window to the front and a central heating radiator.

En Suite Bathroom

6'3" x 5'6" (1.92 x 1.68)

Modern en suite bathroom, with a low flush wc and a wash hand basin.

Bedroom 2

13'10" x 8'4" (4.24 x 2.55)

Well sized second bedroom, with a front facing window, and radiator.

Bedroom 3

11'11" x 8'4" (3.65 x 2.55)

The third bedroom, comes equipped with a fitted wardrobe, and a window to the rear. Central heating radiator

Bedroom 4

8'8" x 6'3" (2.66 x 1.91)

Fourth bedroom to the front of the property, smallest of the four rooms but still of good size. Front facing window and central heating radiator.

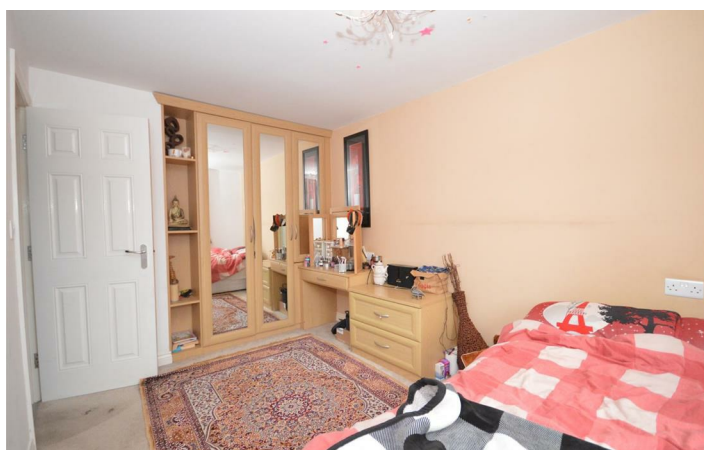
Family Bathroom

6'7" x 5'8" (2.03 x 1.73)

Spacious family bathroom, comes equipped with a shower over, a low flush wc and a wash hand basin

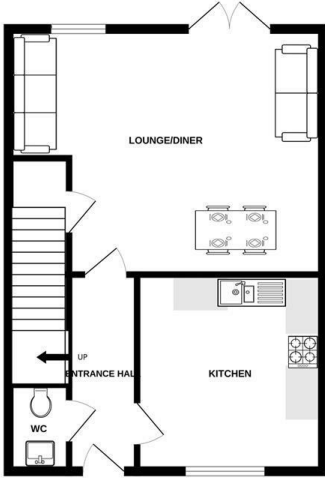
Single Garage

This property comes with a garage with electricity fitted within.

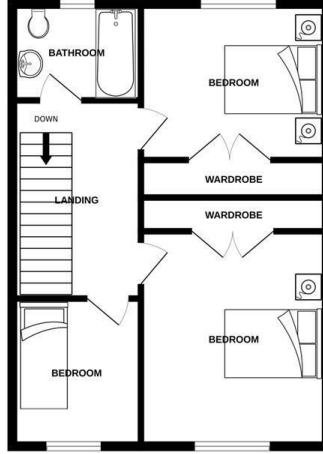


Floor Plan

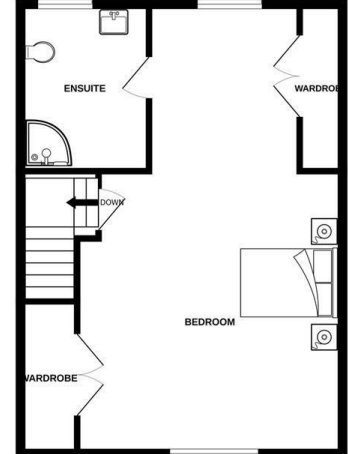
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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