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87 Womersley Road, Knottingley, West Yorkshire, WF11 0DH

Offers In Excess Of £200,000

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Total area: approx. 111.4 sq. metres (1199.1 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 2 Receptions: 1
Tenure: Freehold

THE SETTING:

This traditional red brick semi-detached property is located on arguably one of the most sought after roads in Knottingley, just a stones throw away from neighbouring countryside. If you're looking for a traditional yet well-maintained family home, situated in a great location, close to amenities but close enough to countryside for country walks, then this one is definitely for you. The town of Knottingley offers a railway station with regular routes to Leeds, supermarkets, eateries and schools. Knottingley is in close proximity to its neighbouring towns, Pontefract and Castleford and there are semi rural villages within a short drive. This location also provides excellent M62 and A1 motorway links.

THE PROPERTY:

This property has been well maintained throughout. As you access the home, you're greeted with an entrance hallway with staircase providing access to the first floor. Downstairs also benefits from one of the two family bathrooms, featuring a free standing bath, hand basin and w/c. The flooring is beautifully tiled and the walls have neutral colored paneling to complete the bathroom. The living room is straight ahead and is a great size, allowing room for two double sofas, a coffee table, tv stand and additional furniture, if preferred. To the left is the kitchen, featuring a lovely breakfast bar for two and a large window above the hand basin, allowing for lots of natural light. Through the kitchen, you have the conservatory, which can be used as a versatile space. Providing ample space to add a dining table or equally, this room would make a great children's playroom or at-home-office. The conservatory also features patio doors leading to the rear garden.

On the first floor, you are greeted with three bedrooms. The master bedroom is a great size, allowing space for a dressing table, double wardrobes and chest of drawers. The second bedroom is also a generous double, and the third bedroom is easily a good sized single. The family bathroom features a shower cubicle, hand basin and w/c. On the second floor, is an additional loft room which the current seller had built. This room benefits from plenty of storage in the eaves.

OUTSIDE SPACE:

To the front of the property is a driveway that provides parking for two cars. To the rear is a pleasant and enclosed garden, benefitting from an outbuilding, decked area which is great for garden furniture, and a well-maintained lawn, with fencing and shrubs surrounding. The garden is one of the main selling points of this property and one of the main reasons people want to live on Womersley Road. The garden is a perfect entertaining space during the summer.

In summary, this property needs to be viewed to be truly appreciated. Call us to arrange your viewing today.

HUNTERS are really proud to introduce to the market this semi-detached home in a great location, in Knottingley. Viewing is essential to appreciate the property on offer. In particular some of the best features is the large garden, driveway, conservatory, two bathrooms and three good-sized bedrooms.

Features

- SOUGHT AFTER LOCATION • THREE GOOD-SIZED BEDROOMS • TWO BATHROOMS • GREAT-SIZED GARDEN • DRIVEWAY • CONSERVATORY • CLOSE TO AMENITIES • FREEHOLD • COUNCIL TAX BAND: A • EPC RATING: D