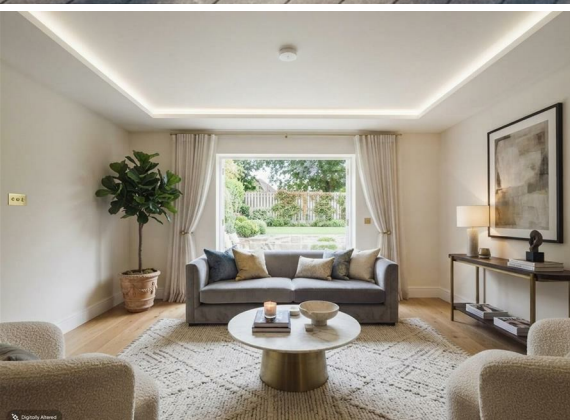




3 Bed
House - Semi-
Detached
located in
Knottingley
Guide Price £275,000



enfields

Downland Crescent
Knottingley
WF11 0EJ

Lead In

Exclusive New Development – Three Exceptional New Homes Introducing an exclusive collection of just three brand-new homes, situated within a private cul-de-sac and nearing the final stages of construction.

Finished to an exceptional specification throughout, these beautifully designed properties offer contemporary living in a highly sought-after location, with the added opportunity for buyers who reserve early to personalise their new home by selecting their preferred kitchen and internal finishes.

Two Three-Bedroom Semi-Detached Homes – 1,095 sq. ft.

Designed with modern family living in mind, these spacious homes offer versatile accommodation across three floors. The ground floor comprises a stylish kitchen diner to the front, a generous lounge overlooking the rear garden, and a convenient downstairs WC.

The first floor features a well-proportioned second bedroom, a family bathroom, and a third bedroom complete with a walk-in wardrobe.

Occupying the entire top floor, the impressive principal bedroom benefits from its own private shower room, creating a superb master suite.

Externally, each property enjoys an enclosed rear garden and allocated off-road parking.

Situated in an extremely sought-after location, this exclusive development offers excellent access to local shops, highly regarded schools and two major motorway networks, making it ideal for commuters and families alike.

Reserve early to enjoy the unique opportunity to personalise your new home by choosing your own kitchen and selected internal finishes, subject to the stage of construction.



3



3



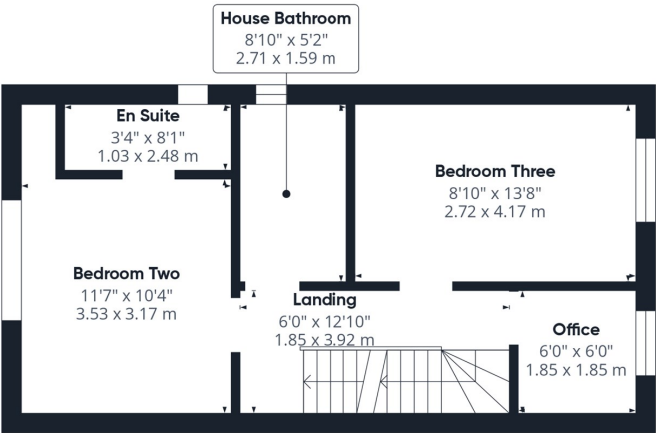
2







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1095 ft²
101.7 m²

Reduced headroom
9 ft²
0.8 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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	

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