



33 Pear Tree Grove, Knottingley, WF11 0FH
£215,000

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this almost new detached house located on a popular development with access to amenities and transport links plus with access to OFSTED 'Good' and 'Outstanding' Primary and Secondary schools. Having been constructed in 2025 the property is still covered by its original 2 year builder warranty and 10 year New Build Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen plus contemporary bathroom and WC. Items of note include electric fire and surround to lounge, French doors to the rear plus fitted wardrobes to 2 bedrooms. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms plus a family bathroom accessed from the first floor landing.

The property benefits from well presented landscaped gardens. There is driveway parking leading to a single garage plus EV charging point.

Tenure - Freehold

Estate Management Fee - £79 pa - Not yet collected.

Council tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With entrance mat well.

Lounge 14'6"(max) x 14'6"(max) (4.43m(max) x 4.43m(max))

Having electric fire and surround plus carpets and blinds.

Dining Kitchen 14'5" x 9'5" (4.41m x 2.89m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With oven, hob and hood. Having French doors to the rear, recessed spot lights, vinyl flooring and blind.

WC 5'1" x 2'9" (1.56m x 0.84m)

Having contemporary white sanitary ware, tiling and vinyl flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 12'10"(max) x 8'3"(max) (3.93m(max) x 2.52m(max))

With fitted wardrobes, carpets and blinds.

Bedroom 2 11'5"(max) x 8'2"(max) (3.49m(max) x 2.49m(max))

With fitted wardrobes, carpets and blinds.

Bedroom 3 8'1" x 6'0" (2.47m x 1.84m)

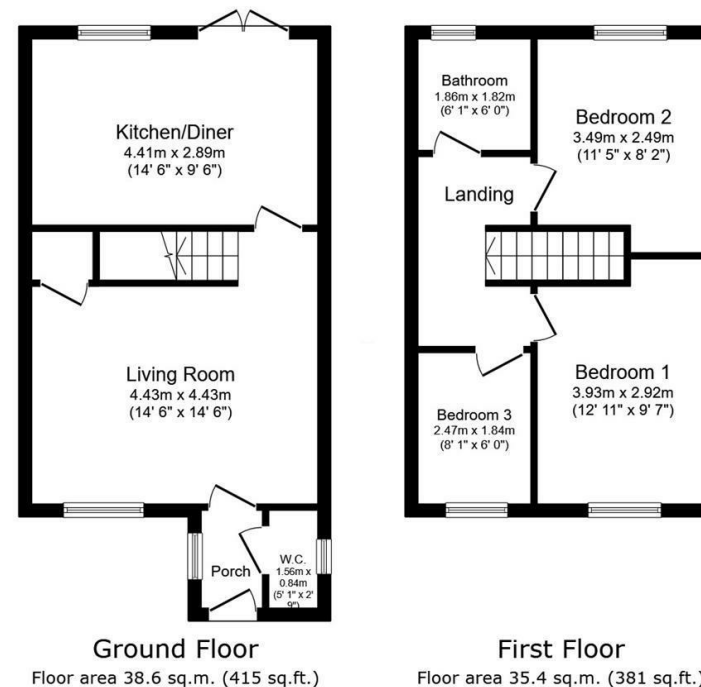
With carpets and blinds.

Bathroom 6'1" x 5'11" (1.86m x 1.82m)

Having contemporary white sanitary ware with shower and screen to bath, chrome ladder radiator, tiling and vinyl flooring.

EXTERNAL

The property benefits from well presented landscaped gardens. There is driveway parking leading to a single garage plus EV charging point.



Total floor area: 74.0 sq.m. (796 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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