



**Stranglands Lane, Knottingley WF11 8RA**



**welcome to**

**Stranglands Lane, Knottingley**

\*\*\*GUIDE PRICE £380,000-£390,000\*\*\*Fantastic four bedroom detached house. Two reception rooms. Large conservatory which can benefit for an additional reception room. Stunning extensive rear garden. Large driveway & garage, ground floor bedroom. Semi rural location. Close by to major motorway links.



### Entrance Hall

With a front entrance door with side glass panels, stairs to the first floor, tiled flooring and a gas central heating radiator.

### Dining Room/ Lounge

23' 8" x 13' 1" ( 7.21m x 3.99m )

With French doors into the conservatory with side glass panels, window to the rear, electric fire with surround, laminate flooring and two gas central heating radiators with covers.

### Conservatory

9' 10" x 23' ( 3.00m x 7.01m )

Constructed under UPVC, French doors to the rear, spot lights to the ceiling, fitted blinds and laminate flooring.

### Living Room

14' 2" x 15' 2" ( 4.32m x 4.62m )

With French doors with side glass panels to the rear, electric fire with surround, laminate flooring and a gas central heating radiator.

### Study/ Bedroom Four

7' 7" x 10' 9" ( 2.31m x 3.28m )

With a UPVC double glazed window to the side aspect, laminate flooring and a gas central heating radiator.

### Utility Room

10' 10" x 7' 4" ( 3.30m x 2.24m )

With a UPVC double glazed window to the side aspect, vinyl floor covering, plumbing for washing machine, stainless steel sink and drainer and door into garage.

### Wc

With a low level flush WC, wash hand basin, vinyl flooring, gas central heating radiator and a UPVC double glaze window to the side aspect.

### Kitchen

13' x 10' 8" ( 3.96m x 3.25m )

A fitted kitchen consisting of wall, base and drawer

units with work surfaces over, free standing gas oven, hob, 5 ring burner, circular sink and drainer, tiled flooring, integrated dishwasher, under counter fridge freezer, tiled flooring and a UPVC double glazed window to the front aspect.

### Rear Hall

With a UPVC double glazed window to the side aspect, cupboard housing the boiler and a door into the kitchen.

### Landing

With access to the loft with a pull down ladder and a UPVC double glazed window to the front aspect.

### Bedroom One

12' 7" x 13' 4" ( 3.84m x 4.06m )

With a UPVC double glazed window to the rear aspect and a gas central heating radiator with cover.

### Bedroom Two

10' 2" x 12' 3" ( 3.10m x 3.73m )

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

### Bedroom Three

9' 3" x 8' 4" ( 2.82m x 2.54m )

With two UPVC double glazed windows to the front and sides and a gas central heating radiator.

### Bathroom

A suite consisting of a wash hand basin set in a vanity unit, panelled bath with electric shower over and screen, fully tiled, gas central heating radiator and a UPVC double glazed window to the front aspect.

### Separate Wc

With a UPVC double glazed window to the front aspect and a low level flush WC.

### Front Garden

Accessed through double gates leading on to a great size driveway which leads up to the double garage with electric door and privet edging.

### Rear Garden

Very large rear garden neatly laid to lawn, patio seating area, concrete shed with door, window and electric and a timber fence surround.



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welcome to

## Stranglands Lane, Knottingley

- \*\*\*GUIDE PRICE £380,000-£390,000\*\*\*
- Detached Unique Family Home
- Two Large Reception Rooms
- Superb Conservatory Over Looking The Rear Garden
- Landscaped extensive lawned Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£380,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON119029 - 0007

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