



4 Bed
House - Detached
located in
Knottingley

Guide Price £360,000



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.

Four-Bedroom Detached Home – 1,357 sq. ft.

The largest home within the development, this impressive four-bedroom detached property offers generous living accommodation ideal for growing families. The ground floor features a spacious lounge to the front, a stunning open-plan kitchen diner overlooking the rear garden, and a downstairs WC.

To the first floor are four bedrooms, including three generous doubles and a comfortable single bedroom. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys a large enclosed rear garden, an integral garage and a private driveway providing ample 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.



4



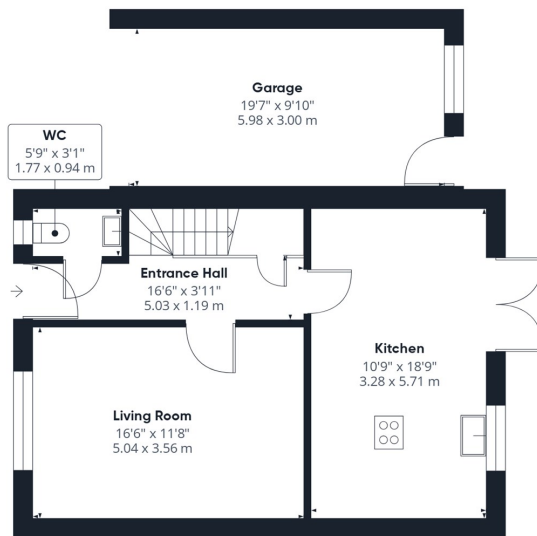
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1







Floor 0



Floor 1



Approximate total area⁽¹⁾
1357 ft²
125.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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