3 Bed

House - Detached

located in

Knottingley

£225,000

enfields

Oak Tree Way
Knottingley
WF11 0FB

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Lead In
Offered for sale is this impressive three-bedroom detached home, ideally situated on a popular modern development. Perfectly placed for commuters, the property offers excellent access to the M62 motorway network as well as nearby train stations.

Built just three years ago, this attractive home also benefits from the remainder of its NHBC warranty, providing additional peace of mind for prospective buyers.

The well-presented accommodation briefly comprises an entrance porch, downstairs WC, spacious lounge and a stylish modern fitted kitchen. To the first floor are three generously sized bedrooms, with the principal bedroom benefiting from en suite facilities, together with a contemporary family bathroom.

Externally, the property enjoys lawned gardens to both the front and rear, along with a private driveway and garage, providing ample off-road parking and additional storage.

An excellent opportunity to acquire a modern, well-appointed family home in a convenient and sought-after location, with early viewing highly recommended.

Entrance Hall
3'5" x 9'4"
Access to WC, living room, kitchen diner and the stairs leading to the first floor. Wood effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

WC
2'10" x 5'5"
WC with low level flush. Wash hand basin with chrome mixer tap. Wood effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

Living Room
11'2" x 14'6"
Access to understairs storage cupboard. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the front and side elevations.

Kitchen Diner
9'5" x 14'5"
A modern range of high and low level kitchen units with integrated oven, hob and extractor hood. Plumbing for washing machine. Space for fridge freezer. Sink with drainer and chrome mixer tap. UPVC double glazed French doors leading to the garden. UPVC double glazed windows to the front and side elevations.

Landing
9'6" x 6'
Access to all three bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

Bedroom One
14'5" x 8'1"
Access to en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite
6'6" x 5'5"
White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer taps. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the front aspect.

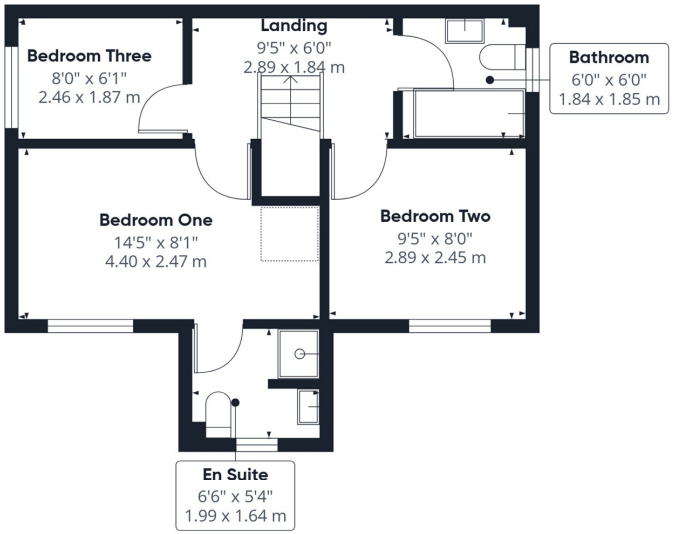
Bedroom Two
9'6" x 8'
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Three
8'1" x 6'2"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Bathroom
6' x 6'1"
White suite comprising of panel bath with shower screen, chrome tap and mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Partly tiled walls. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the side aspect.

External
Externally, the property occupies an attractive plot with a lawned garden to the front and a paved pathway leading to the main entrance. The enclosed rear garden provides a pleasant and practical outdoor space, predominantly laid to lawn with a generous paved patio area adjoining the property, ideal for outdoor seating, dining and entertaining. Timber fencing provides a good degree of enclosure.

Floor 0



Floor 1

Approximate total area(1)

732 ft²

68 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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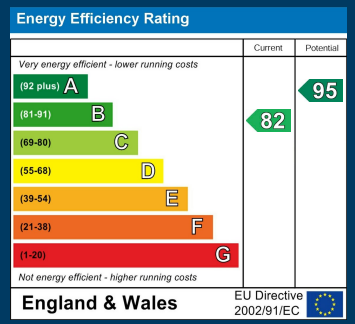

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