



2 Bed
House - Semi-
Detached
located in
Knottingley
£175,000



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Wedgewood Way
Knottingley
WF11 0DD



Lead In

Situated on the popular Gleeson Estate in Knottingley, this modern two-bedroom semi-detached home, less than 10 years old, offers stylish and well-presented accommodation that is perfect for first-time buyers.

The property features two generous double bedrooms, providing comfortable living space for couples, small families or those looking to work from home. Externally, there is a driveway providing off-street parking, along with a small, low-maintenance garden to the front. To the rear, the property boasts a good-sized enclosed garden with a decked seating area, ideal for relaxing or entertaining family and friends.

Conveniently located for commuters, the property enjoys excellent transport links with easy access to the local train station, motorway network and regular bus routes. A range of supermarkets, shops, restaurants and other local amenities are also within easy reach, making this an ideal location for modern living.

An early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Entrance Hall

4'6" x 3'9"

Access to the living room and stairs leading to the first floor. Carpeted throughout. Central heated radiator.

Living Room

10'2" x 15'1"

Access to the kitchen diner. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen Diner

13'5" x 7'9"

Access to WC. Door leading to the rear garden. High and low level kitchen units with integrated oven, hob and extractor hood. Space for fridge / freezer. Option to reconnect plumbing for washing machine. Sink with drainer and chrome mixer tap. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear exterior.

WC

3'3" x 5'5"

WC with low level flush. Extractor fan. Wash hand basin with chrome taps.

Landing

6'2" x 4'12"

Access to both bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

Bedroom One

10'1" x 10'5"

Built in storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Two

7'1" x 12'8"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



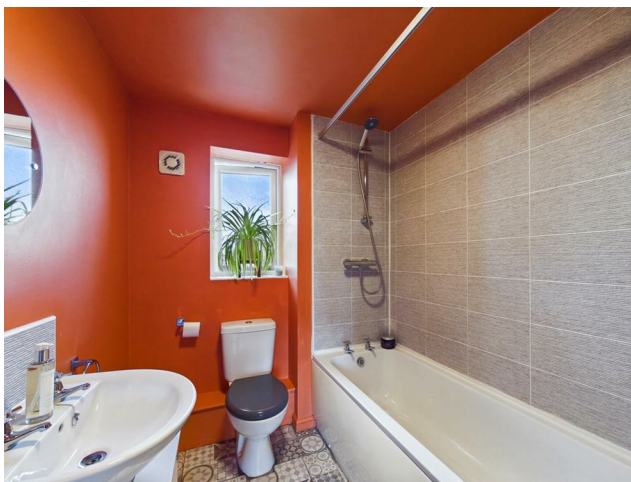
Bathroom 6'2" x 7'4"

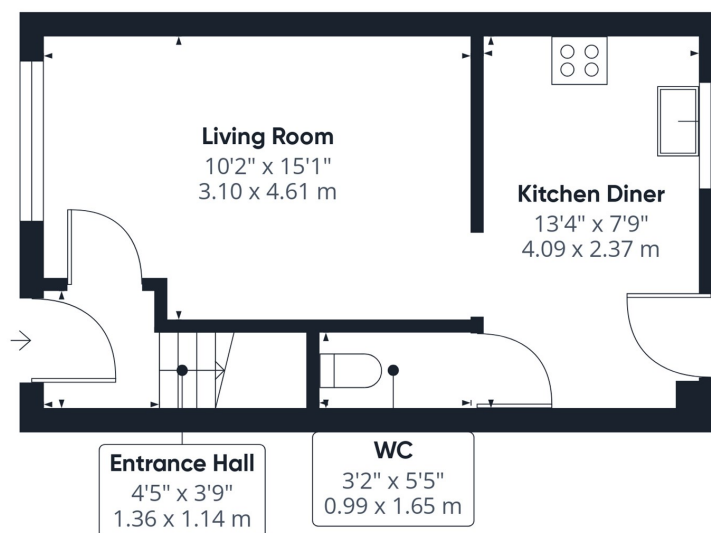
White suite comprising of panel bath with chrome taps and mains feed shower. WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Partially tiled walls. Tiled effect flooring. Central heated radiator UPVC double glazed frosted window to the rear aspect.

External

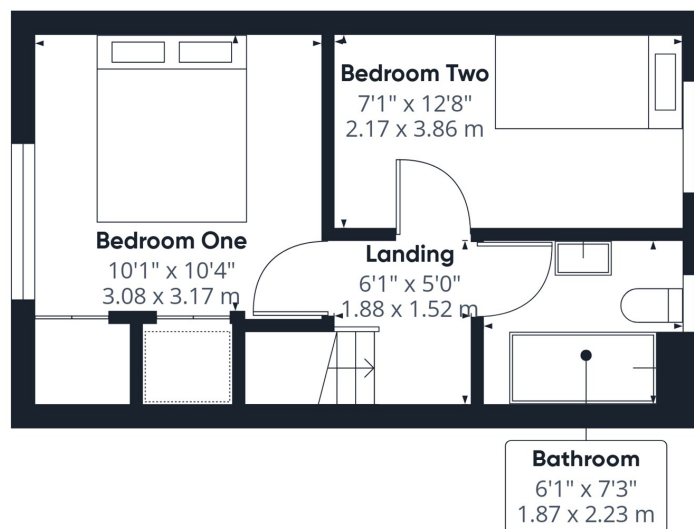
To the front, the property enjoys an attractive semi-detached position with a low-maintenance gravelled frontage and paved pathway leading to the main entrance. A generous gravel driveway to the side provides off-road parking for multiple vehicles, with gated access continuing towards the rear garden.

To the rear is a generously proportioned, fully enclosed garden, arranged over different levels and offering plenty of scope for a purchaser to landscape and personalise to their own requirements. A particular feature is the raised timber decked seating area, providing an excellent space for outdoor dining, entertaining and relaxing whilst enjoying the open outlook across the surrounding residential area. Steps lead from the deck to the lower section of the garden, where there are further gravelled and open areas offering excellent potential for lawn, additional seating, children's play space or further landscaping. Timber fencing encloses the boundaries, while gated access to the side connects the rear garden with the driveway, creating a practical and versatile outside space.





Floor 0



Floor 1

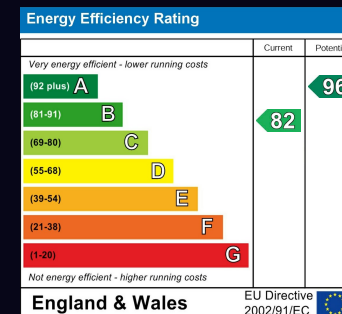


Approximate total area⁽¹⁾
590 ft²
54.8 m²

(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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