



Weeland Road, Knottingley WF11 8AQ

Welcome to

Weeland Road, Knottingley

GUIDE PRICE £300,000 - £310,000 Four bedroom detached home in Knottingley offering entrance hall, open plan living/kitchen/diner, spacious lounge, WC, family bathroom, loft space, double garage, private gardens & parking.



Entrance Hall

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

WC

With a low level flush WC, wash hand basin, part tiled walls, fully tiled floor, stainless steel dog bath, chrome heated towel rail, extractor fan, spot lights and a window to the rear.

Kitchen/Living/Diner

19' 11" x 15' 9" (6.07m x 4.80m)

A fitted kitchen consisting of wall, base and drawer units with Quartz work surfaces over, oven, space for range cooker, tiled splash back, extractor hood, free standing fridge freezer, boiler cupboard, under cabinet heater, island, space for washing machine, Belfast sink with mixer tap, integrated dish washer, tiled flooring, gas central heating radiator, spot lights to the ceiling, double doors to the rear with side glass panels, window to the front and two windows to the side.

Living Room

17' 8" x 16' 1" (5.38m x 4.90m)

With two windows to the front, window to the side, laminate flooring, spot lights, door to garage, gas central heating radiator and a window to the side.

Garage

20' 9" x 14' 10" (6.32m x 4.52m)

With access from the Living Room, stairs to the loft space, concrete flooring, sky light and electric up and over door.

Landing

With spot lights to the ceiling.

Bedroom One

11' 2" x 12' 6" (3.40m x 3.81m)

With windows to the front and side, vinyl flooring, spot lights and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, electric shower cubicle, tiled walls and flooring, spot lights, extractor fan, chrome heated towel rail and a window to the side.

Bedroom Two

10' 10" x 11' 1" (3.30m x 3.38m)

With a window to the front, vinyl flooring, spot lights and a gas central heating radiator.

Bedroom Three

7' 10" x 8' 9" (2.39m x 2.67m)

With a window to the rear, vinyl flooring, spot lights and a gas central heating radiator.

Bedroom Four

10' 9" x 7' 10" (3.28m x 2.39m)

With a window to the front, spot lights, stairs to the loft and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath, shower cubicle, extractor fan, fully tiled walls and flooring, spot lights, chrome heated towel rail and two windows to the rear.

Loft Space

22' 8" x 9' 9" (6.91m x 2.97m)

With two sky lights, spot lights, eves storage and electric. Fully decorated, insulated and carpeted.

Front Garden

A block paved driveway, shrub borders, astro turf and walled surround.

Rear Garden

A block paved rear garden, fixed pergola with electrics for hot tub and shelved storage.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Weeland Road, Knottingley

- ***GUIDE PRICE £300,000 - £310,000***
- Four Bedroom Detached House
- Driveway and Double Garage
- Open Plan Living/Kitchen/Dining
- Additional Living Room

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£300,000 - £310,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119726 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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