

...Your proactive estate agent



Willow Lane, Knottingley, WF11 8AJ

£125,000





Entrance Hall

0.86 x 2.66 (2'10" x 8'9")

Access to kitchen, shower room and both bedrooms. Carpeted throughout. Central heated radiator.

Kitchen

3.50 x 2.64 (11'6" x 8'8")

Range of high and low level modern kitchen units. Integrated appliances including fridge/freezer and oven with hob. Option to reconnect plumbing for washing machine. Wood effect flooring. Central heated radiator. UPVC window to the rear and front aspect.



Living Room

3.49 x 3.37 (11'5" x 11'1")

Toshiba aircon unit. Carpeted throughout. Central heated radiator. UPVC double French doors leading to the front patio. UPVC window to the side elevation.



Bedroom One

3.46 x 2.45 (11'4" x 8')

Toshiba aircon unit. A range of full height fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC window to the front.



Bedroom Two

2.58 x 1.56 (8'6" x 5'1")

Carpeted throughout. Central heated radiator. UPVC window to the rear.



chrome taps over. Extractor fan. Wood effect flooring. Central heated chrome radiator. UPVC frosted window to the rear.



External

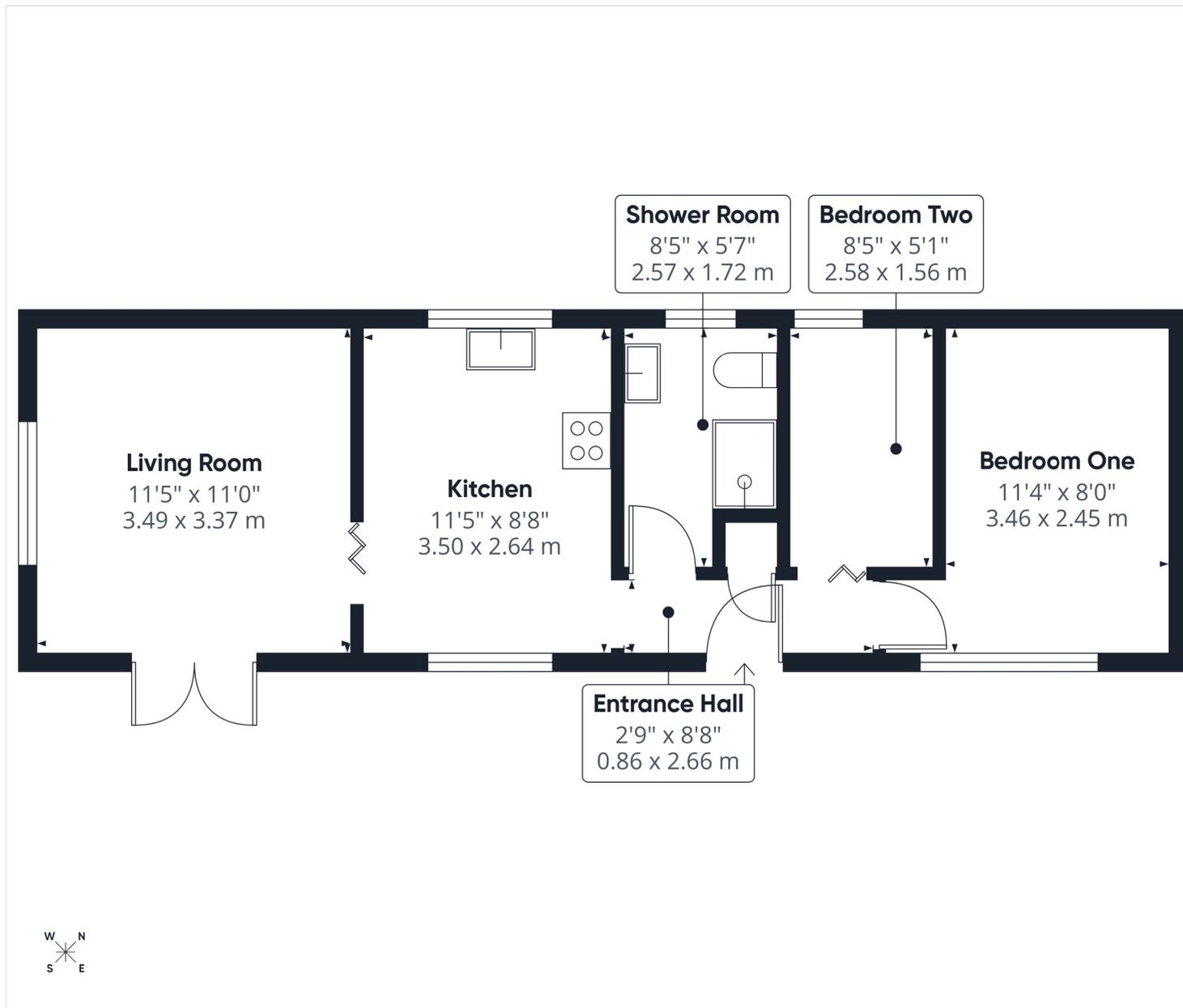
Externally, the property is attractively presented with a low-maintenance frontage featuring decorative gravel, planted pots and a paved pathway leading to the main entrance. The home also benefits from a garage and parking space located conveniently to the front.

To the side and rear, there is a well-maintained and private outdoor area designed for ease of upkeep, with a combination of paved patio and gravelled sections. This provides an ideal space for outdoor seating, relaxing or entertaining. The garden is enclosed with fencing and includes planted borders, adding a pleasant and private feel to the outdoor space. A pathway runs alongside the property, offering practical access around the home and towards the rear garden area.

Shower Room

2.57 x 1.72 (8'5" x 5'8")

White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with



Approximate total area⁽¹⁾
441 ft²
41 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.

GIRAFFE360

T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk



T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB
pontefract@parkrow.co.uk

