

...Your proactive estate agent



Cotterill Road, Knottingley, WF11 0HB
Offers In Excess Of £140,000

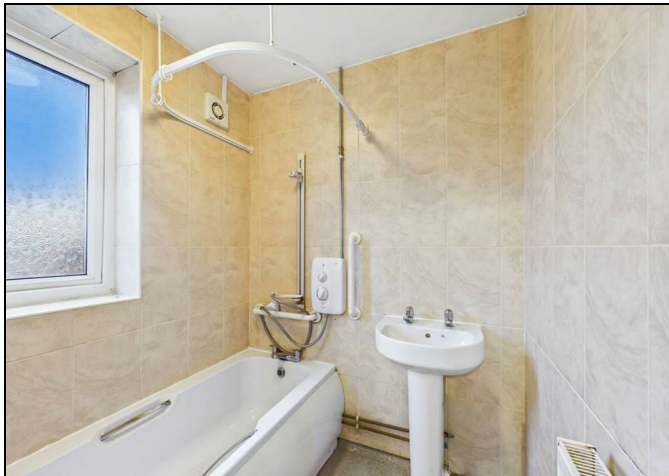
Park Row

This end terraced house located in this popular residential area is not to be missed, contact us today to secure your viewing!

This three-bedroom end-terrace house offers a perfect blend of comfort and convenience. Requiring some cosmetic updating, this property gives an opportunity for the next buyer to add their own personal touch. Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. The end-terrace design offers added privacy and a sense of space, making it a desirable option for potential buyers or renters.

To the ground floor, you will find the living room, kitchen, utility room and the stairs leading to the first floor. To the first floor you will find all three bedrooms, WC and the family bathroom.

Externally, the property includes two large front-facing windows that allow plenty of natural light into the main living spaces. The front garden bordered by fencing leads to the entrance via a paved pathway. To the rear, the property offers a spacious, low-maintenance garden area featuring a blend of block paving and artificial lawn—ideal for outdoor seating, play areas, or entertaining. The rear elevation mirrors the front with matching brickwork and two well-proportioned windows that overlook the garden, along with a secondary entrance door for convenient access. The garden is fully enclosed by fencing, providing security and privacy, and benefits from ample open space with potential for customisation.



Entrance Hall

1.01 x 1.32 (3'4" x 4'4")

Access to living room, kitchen and stairs leading to first floor. Carpeted throughout.

Living Room

5.42 x 2.84 (17'9" x 9'4")

Feature fire surround with marble effect inset and hearth and a living flame effect electric fire. Carpeted throughout. Central heated radiator. UPVC double glazed window looking to both the front and rear.



Kitchen

3.96 x 3.01 (12'12" x 9'11")

A fitted kitchen with a range of white high and low level kitchen units with laminate worktops. Electric oven and four ring hob. Stainless steel sink with drainer and chrome taps over. Tiled splash areas. Vinyl flooring. Central heated radiator. UPVC double glazed window to the front of the property.



Utility Room

1.33 x 3.08 (4'4" x 10'1")

Access to storage cupboard. Door leading to the rear. Option to reconnect plumbing for washing machine. Central heated radiator. UPVC double glazed window to the rear.



Landing

0.89 x 2.66 (2'11" x 8'9")

Access to all three bedrooms, WC and the bathroom. Carpeted throughout. Central heated radiator. UPVC double glazed window looking to the rear.

Main Bedroom

3.62 x 3.04 (11'11" x 9'12")

Built in storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window looking to the front of the property.



Bedroom Two

2.81 x 3.32 (9'3" x 10'11")

Carpeted throughout. Central heated radiator. UPVC double glazed window looking to the front of the property.



Bedroom Three

2.54 x 2.41 (8'4" x 7'11")

Built in storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window looking to the rear of the property.



WC

0.78 x 1.48 (2'7" x 4'10")

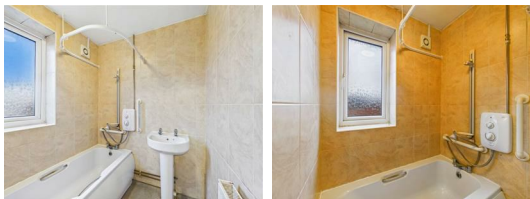
WC with low level flush. Extractor fan. UPVC double glazed frosted window looking to the rear elevation.

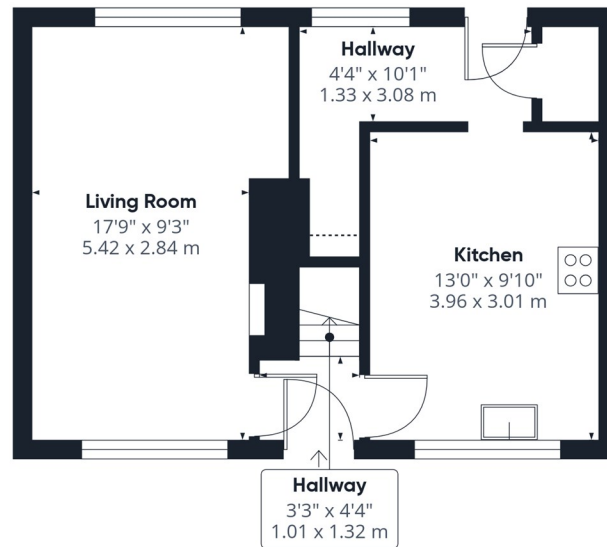


Bathroom

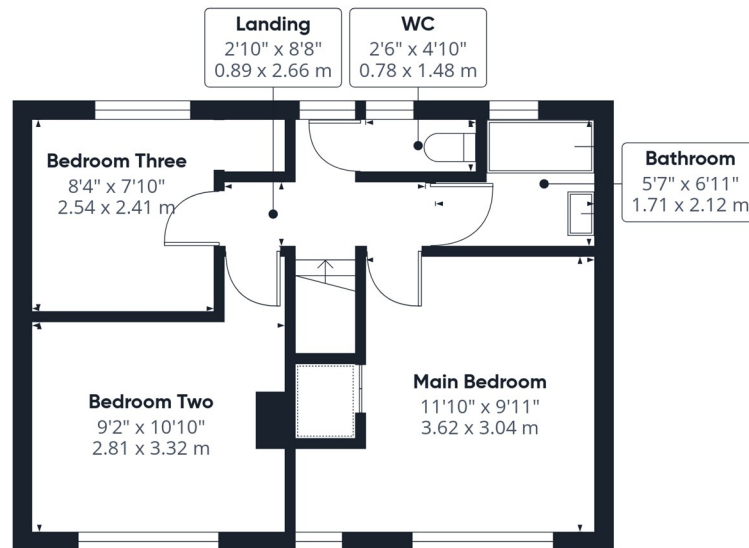
1.71 x 2.12 (5'7" x 6'11")

White suite comprising of wash hand basin with chrome taps over. Panel bath with chrome taps and electric shower above. Tiled walls. Extractor fan. Central heated radiator. UPVC double glazed frosted window looking to the rear elevation.





Floor 0



Floor 1

Approximate total area⁽¹⁾

800 ft²
74.3 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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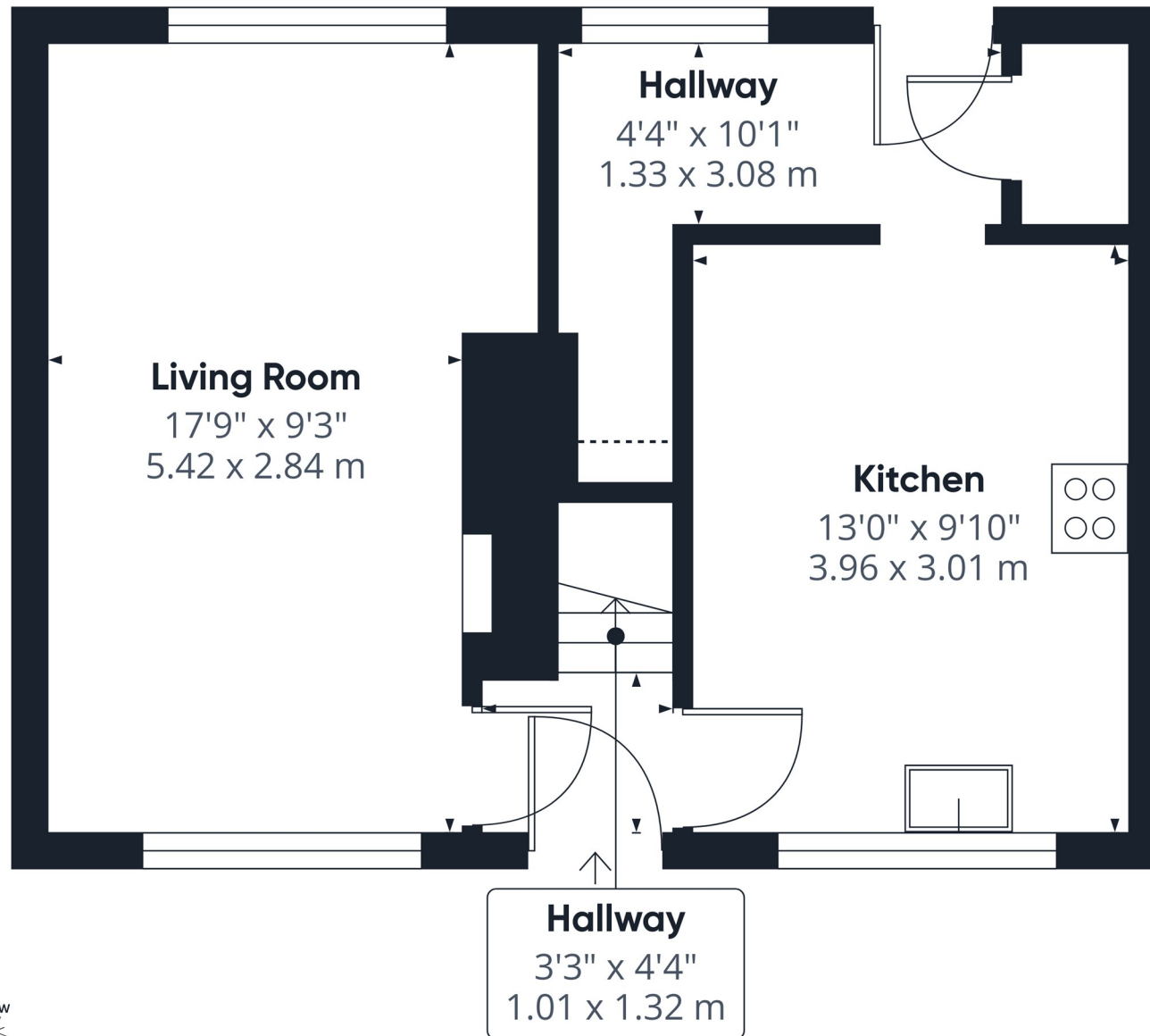
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Floor 0

Approximate total area⁽¹⁾

410 ft²
38.1 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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