

...Your proactive estate agent



Mulberry Close, Knottingley, WF11 0PD
£200,000

Park Row

Park Row are delighted to welcome to the market this modern, semi detached, three bedroom family home. Situated in a popular residential area, this home benefits from a sense of community while still being within easy reach of local amenities and transport links for those wishing to commute. The property is well-maintained and offers a comfortable living space which would be perfect for first-time buyers, families, or investors alike.

To the ground floor the entrance hallway gives access to a spacious living room and the stairs leading to the first-floor landing. The living room leads on to a good size kitchen/dining room which gives access to a functional downstairs WC and a large garden to the rear.

To the first floor the property boasts three good size bedrooms and a main family bathroom, all finished to a high standard.

Externally you will find a driveway which provides off-street parking for more than one vehicle and leads to an attached garage, the garage is also accessible from the rear. The rear garden is fully enclosed with secure fenced boundaries, offering a safe outdoor space for children, pets and outdoor entertaining. This home is truly move-in ready, and viewings are a must to fully appreciate its size and location.



Entrance Hallway

1.60 x 1.66 (5'3" x 5'5")

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

Living Room

3.21 x 4.93 (10'6" x 16'2")

Access via entrance hall. Wood effect flooring. Double glazed window looking to the front. Central heated radiators. Gives access to the kitchen/dining room.



Kitchen/Dining Room

4.08 x 3.24 (13'5" x 10'8")

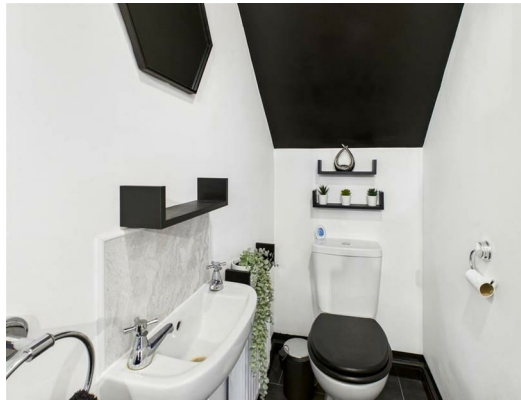
Range of high and low level white kitchen units. Integrated appliances include, oven with four ring gas hob with extractor hood over and fridge. Chrome mixer tap with drainer and tiled splashback. Double glazed UPVC window looking to the rear, elevation tiles floor. Patio doors leading to the rear garden. Access to the downstairs WC. Central heated radiator.



WC

0.91 x 1.68 (2'12" x 5'6")

Tiled effect flooring. Low level flush WC. Wash hand basin with chrome taps. Extractor fan. Central heated radiator.



Garage

2.77 x 5.11 (9'1" x 16'9")

Can be accessed via the front of the property and the rear.

Landing

1.81 x 2.87 (5'11" x 9'5")

Gives access three bedrooms and the main bathroom. Carpeted throughout. Central heated radiator.

Main Bedroom

4.07 x 2.53 (13'4" x 8'4")

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



Bedroom Two

2.19 x 3.78 (7'2" x 12'5")

Carpeted throughout. Central heated radiator. Double glazed UPVC window looking to the rear.



Bedroom Three

1.81 x 2.73 (5'11" x 8'11")

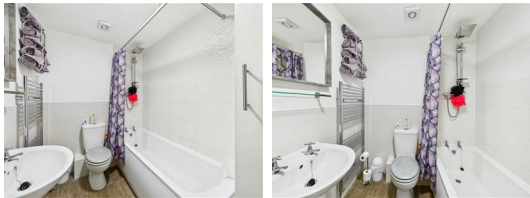
Carpeted throughout. UPVC window looking to the rear of the property. Central heated radiator. Can be used as a home office.



Bathroom

2.19 x 1.81 (7'2" x 5'11")

A modern white suite comprising panel bath with chrome taps and shower above, hand wash basin with chrome taps and a low flush w/c. Tiled effect flooring. Extractor fan. Central heated chrome radiator.



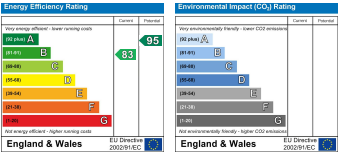
T 01977 791133

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



Park Row