...Your proactive estate agent

Warren Avenue, Knottingley, WF11 0ET

Offers Over £260,000

Park Row

Park Rôw

Hallway
0.94 x 3.61 m (3'1" x 11'10")
This utility space offers practical storage and access to the garden, featuring a decorative stained glass door that adds character. The flooring and neutral decor create a clean, functional area perfect for coats, shoes, and additional household storage. With access to the WC.

Downstairs WC
0.96 x 2.26 (3'2" x 7'5")
White suite comprising of, WC with low level flush. Wash hand basin with chrome mixer tap. Spotlights to the ceiling. Storage cupboard. Wall mounted combi boiler. UPVC double glazed window to the side elevation. Tiled flooring.

Dining Room
3.94 x 3.61 m (12'11" x 11'10")
This dining room is a charming space characterised by a large bay window to the front elevation allowing for natural light to fill the room. The decor adds warmth and character, while wooden flooring enhances the traditional feel. The room features a classic fireplace with a detailed mantelpiece, creating a cosy focal point. Ample space is provided for a dining table and chairs, making it ideal for family meals or entertaining guests.

Utility Room
0.94 x 3.61 (3'1" x 11'10")
With a UPVC side door and UPVC double glazed window to the side elevation. There is space for a fridge/freezer. Central heated radiator. Tiled flooring.

Living Room
3.90 x 4.70 m (12'9" x 15'5")
The living room offers a bright and welcoming environment with a large window and a tasteful mix of neutral tones and warm accents. It features a traditional log burner with a wooden mantle. The room opens into the snug, creating a fluid space perfect for relaxation and family time which sits to the rear of the property over looking the garden.

Snug
3.54 x 2.71 m (11'7" x 8'10")
This snug provides a cosy, bright space with large windows wrapping around, offering pleasant views of the garden. The neutral decor, while the vertical blinds provide privacy without compromising the natural light.
The snug connects directly to the living room making it a versatile spot for quiet moments or casual conversation.

Kitchen
3.62 x 2.86 m (11'10" x 9'4")
The kitchen is a bright, modern space featuring sage green cabinetry with contrasting dark countertops and a vibrant red glass splashback that adds a pop of colour. It is equipped with a large range cooker and option to reconnect plumbing for washing machine or dishwasher as well as an integrated wine fridge. A window overlooking the rear. There is ample storage space and the kitchen connects to the utility and hallway. Tiling to the floor.

Landing
2.37 x 2.64 m (7'9" x 8'8")
The landing is a bright and welcoming space with a window allowing natural light to filter through. It features neutral wallpaper with a subtle pattern, white woodwork including the banister, and provides access to the bedrooms and bathroom upstairs.

Main Bedroom
3.91 x 3.71 m (12'10" x 12'1")
This main bedroom features a large bay window which fills the room with natural light. The decor includes wooden flooring which adds warmth with the modern decor. The room includes ample fitted wardrobes and storage making it highly functional.

Bedroom Two
3.93 x 3.04 m (12'10" x 9'11")
This second bedroom is a well-lit room featuring a large window to the rear. Double in size and neutral wall colours.

Bedroom Three
2.38 x 1.95 m (7'9" x 6'4")
This bedroom is bright and spacious with a large window that fills the room with natural light. Neutral wall colours complement the light wood flooring, creating a calm and welcoming atmosphere. It is furnished with a built-in storage unit, making it a practical room for rest or study.

Bedroom Four
4.81 x 4.96 m (15'9" x 16'3")
This attic bedroom enjoys a spacious feel with a high vaulted ceiling and exposed beams that add architectural interest. The room is furnished with a neutral tones. While skylights provide ample daylight.

Bathroom
2.39 x 2.66 m (7'9" x 8'8")
The bathroom is a well-appointed modern room with large stone-effect tiles that create a warm and natural feel. It features a walk-in shower with a glass screen, a bathtub, a white vanity unit with a basin, and a low flush wc. A frosted window allows natural light while maintaining privacy.

Front Exterior
The front exterior features a traditional red-brick semi-detached home with a prominent bay window and a cream-painted porch with a red front door. The driveway is paved and provides off-street parking, leading to a detached garage at the rear. The front garden is low maintenance, bordered by a hedge and a small brick wall.

The Property Ombudsman

Park Row

Rear Garden

The rear garden is a generous, well-maintained outdoor space combining lawn, mature trees, and established shrubbery. It features a decked patio area perfect for seating and entertaining, a paved pathway, and a children's play area. A detached garage is accessed at the side, with additional space for storage or gardening. The garden extends to a secluded section with further planting and mature trees, providing privacy and a tranquil atmosphere.

Garage

A detached garage with up and over door light and power.

The Property Ombudsman

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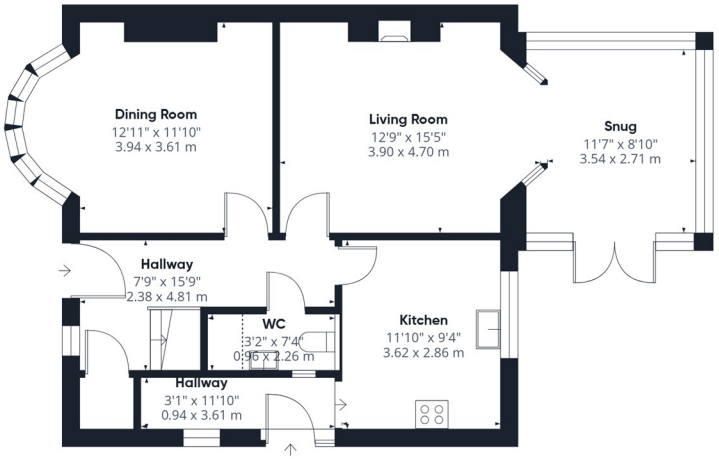

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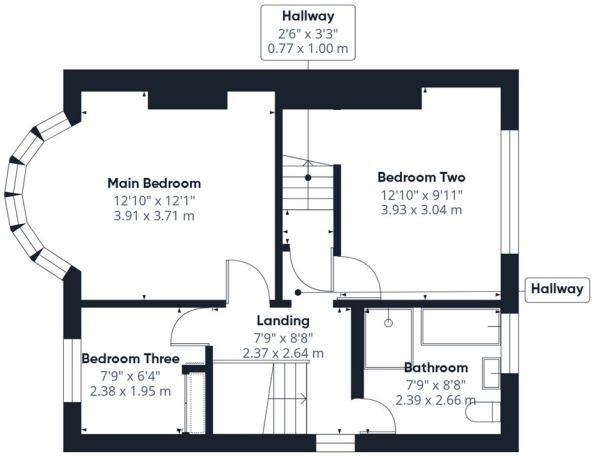

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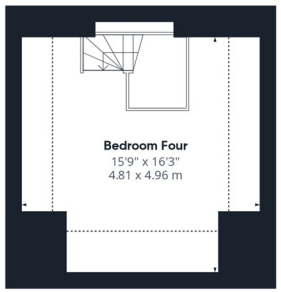

Floor 2

Approximate total area(1)

1484 ft²

137.7 m²

Reduced headroom

92 ft²

8.5 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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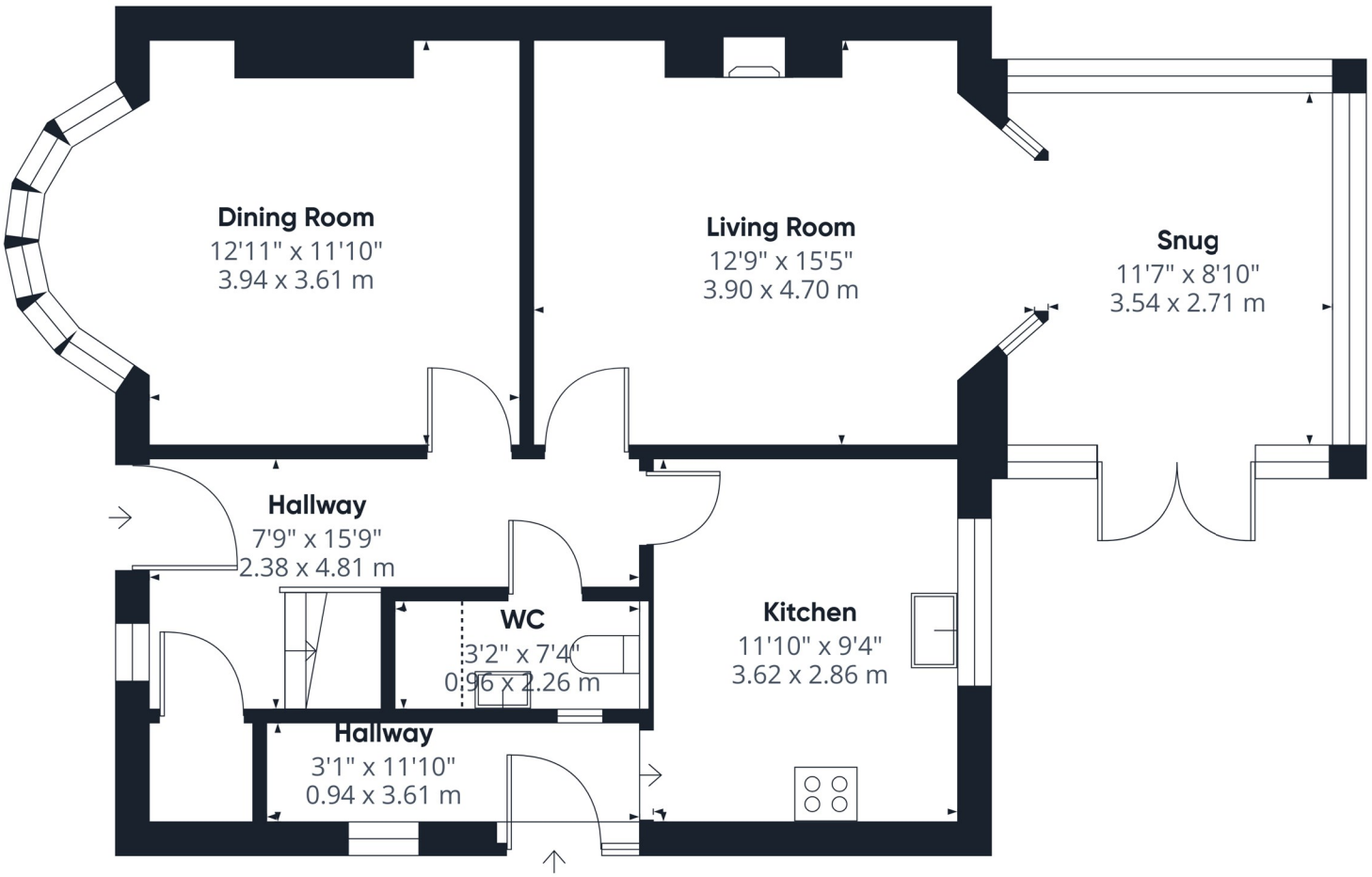

Floor 0

Approximate total area(1)

761 ft²

70.6 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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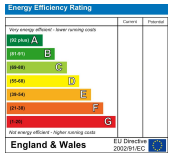

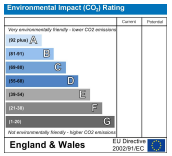

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