

...Your proactive estate agent



**Westfield Avenue, Knottingley, WF11 0JH**  
**Offers In The Region Of £140,000**





## Dining Room

**2.65 x 3.63 m (8'8" x 11'10")**

This welcoming living room features a stone built fire place a tiled hearth, complemented by wood effect flooring and neutral-toned walls. A large window to the front floods the space with natural light, creating a warm and inviting atmosphere. An archway from the dining room leads to the kitchen.



## Kitchen

**2.93 x 2.52 m (9'7" x 8'3")**

The kitchen provides a practical and functional space, featuring cream shaker style base and wall units with contrasting handles incorporating a sink, gas hob with extractor above and electric oven.

A window above the sink offers views to the exterior, and the room is finished with tiled surrounds. An arched opening connects the kitchen to the dining room, enhancing the flow of the home.



## Living Room

**3.59 x 4.33 m (11'9" x 14'2")**

This dining room benefits from direct access to the rear garden via patio doors, allowing plenty of natural light to fill the space.



## WC

**1.90 x 1.70 m (6'2" x 5'6")**

The ground floor cloakroom offers a practical utility space with tiled flooring, featuring a WC and pedestal basin beneath a frosted window that provides privacy while allowing light in.



## Main Bedroom

**3.34 x 4.36 m (10'11" x 14'3")**

The main bedroom is a generously sized room with a window to the rear, providing ample natural light.



## Bedroom Two

**3.01 x 3.63 m (9'10" x 11'10")**

Bedroom Two is a comfortably sized room featuring a front-facing window, neutral decor and carpeted flooring, offering flexibility for a variety of uses including a guest room.



### Bedroom Three

**3.15 x 2.15 m (10'3" x 7'0")**

Bedroom Three is, ideal for use as a single bedroom or study. It has a window facing to the rear.



### Bathroom

**2.25 x 2.06 m (7'4" x 6'8")**

The family bathroom benefits from a window to the side

and is fitted with a shower enclosure, WC and wash hand basin. The walls are finished with half-height tiles.



### External

The rear garden is a sizeable outdoor space with a paved patio area directly behind the house, ideal for seating or dining. Further along, the garden extends with a mix of paving, planting beds, and out building. The space offers potential for gardening enthusiasts or for creating a family play area.

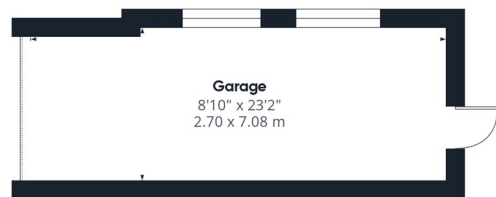
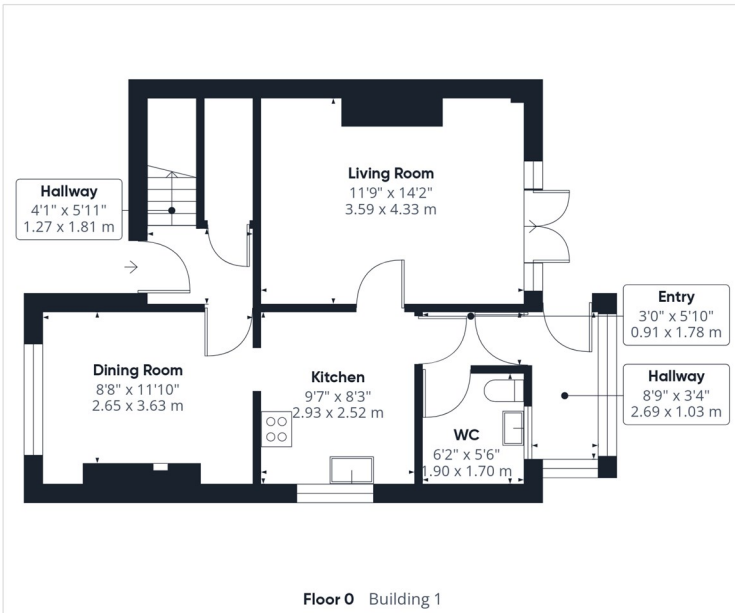


### Garage

**2.70 x 7.08 m (8'10" x 23'2")**

This garage provides a long, covered space with a door to the rear garden, offering ample room for parking or storage.





**Approximate total area<sup>(1)</sup>**  
 1135 ft<sup>2</sup>  
 105.3 m<sup>2</sup>

(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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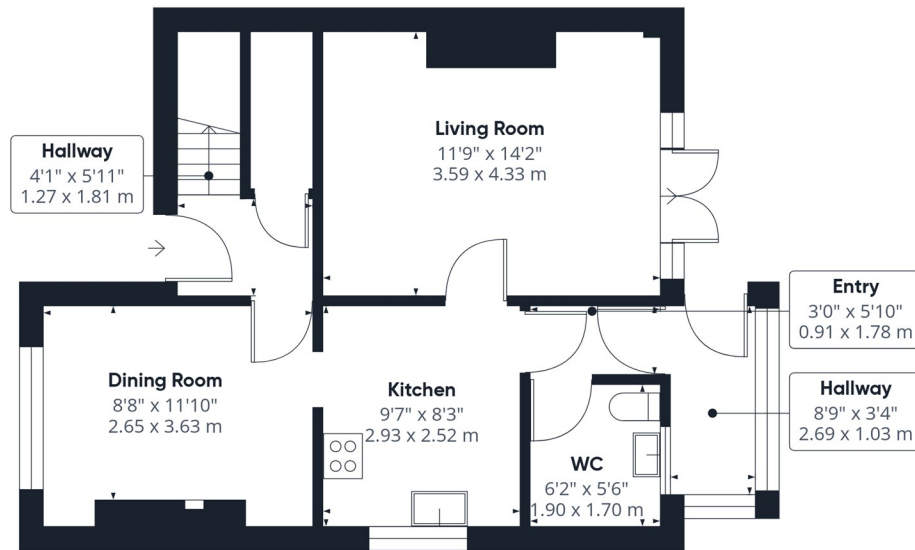
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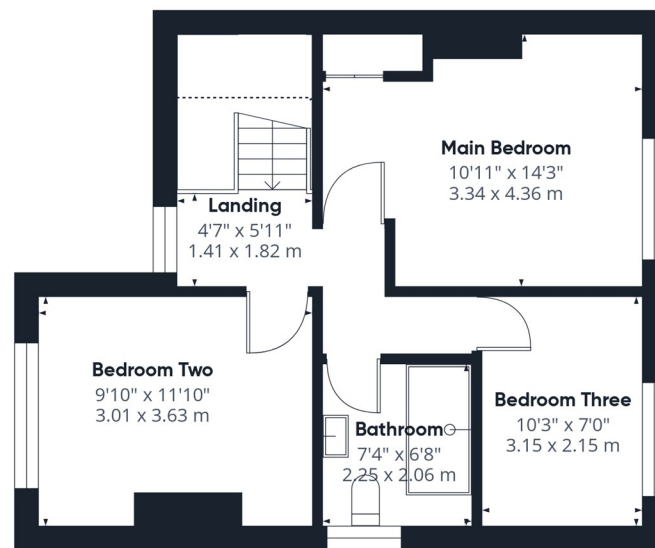
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Floor 0 Building 1



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Approximate total area<sup>(1)</sup>  
930 ft<sup>2</sup>  
86.3 m<sup>2</sup>

(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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales	2020/1/1/EC	England & Wales	2020/1/1/EC

