

...Your proactive estate agent



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

Park Row

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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")

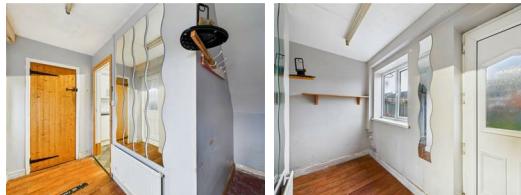
A fitted kitchen with a range of white high and low level kitchen units with laminate worktops. Electric oven and four ring hob. Stainless steel sink with drainer and chrome taps over. Tiled splash areas. Vinyl flooring. Central heated radiator. UPVC double glazed window to the front of the property.



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.



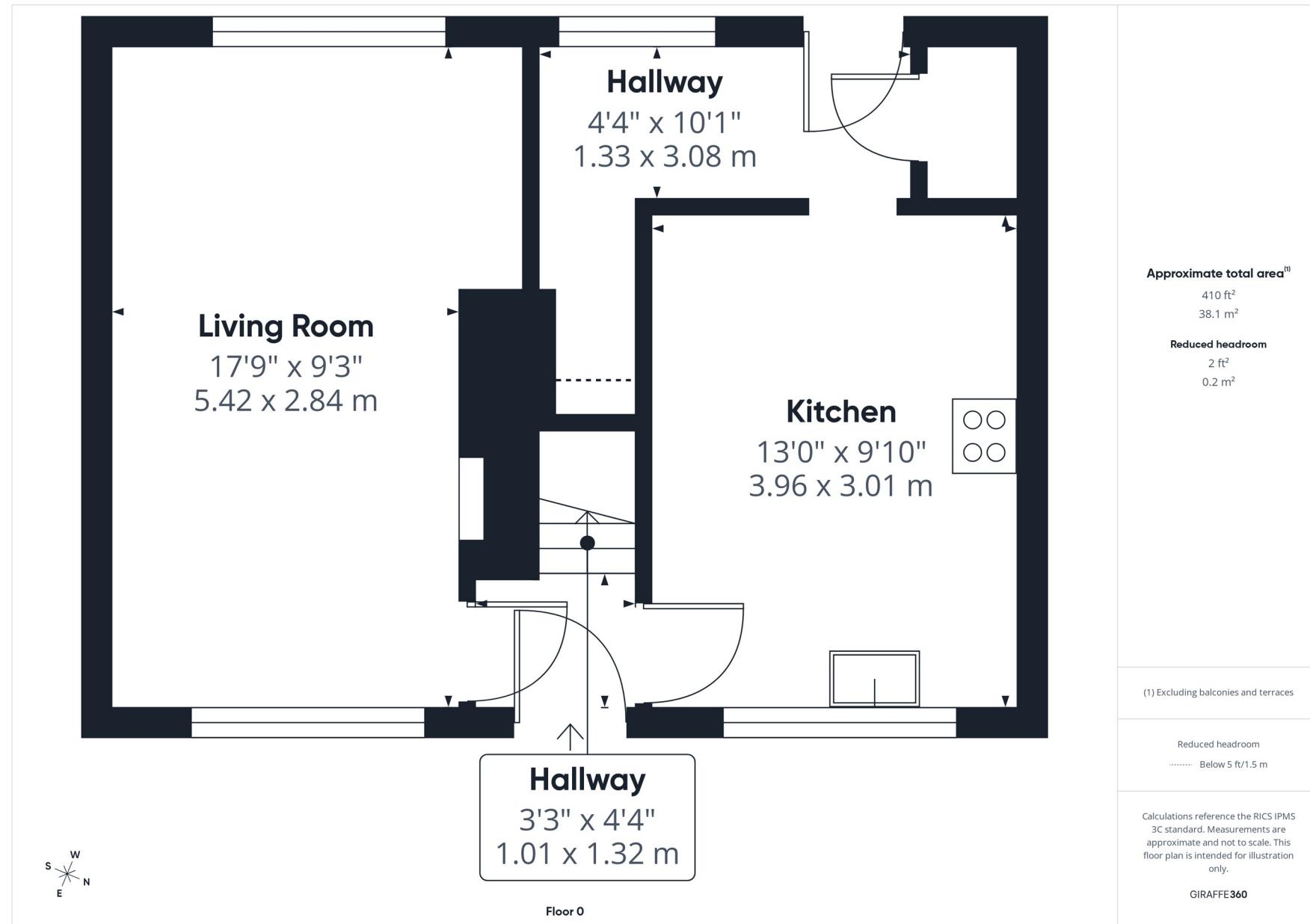


T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Proposed	Current	Proposed
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Band A		Band A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
An 'A' is energy efficient - higher running costs		An 'A' is environmentally friendly - lower CO ₂ emissions	
EU Directive 2009/125/EC		EU Directive 2009/125/EC	
England & Wales		England & Wales	

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