

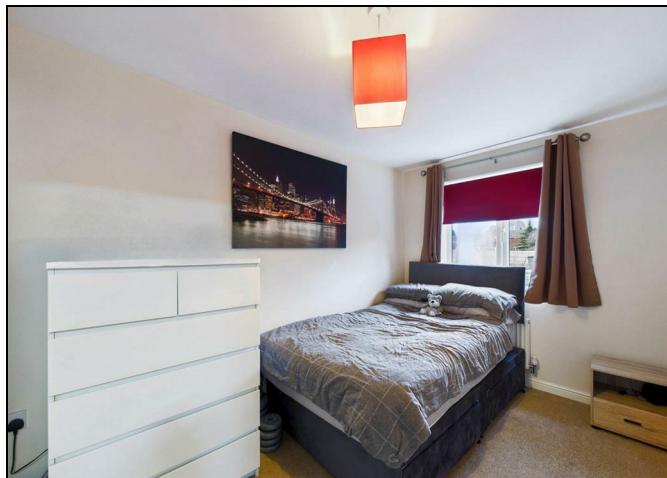
...Your proactive estate agent



**Seaton Crescent, Knottingley, WF11 0HU**  
**Offers In Excess Of £200,000**

**Park Row**

# Park Row



## Entrance Hall

**1.68 x 1.60 m (5'6" x 5'3")**

Wood effect flooring. Central heated radiator. Access to the kitchen diner and stairs leading to the first floor.

## Kitchen Diner

**4.95 x 3.14 m (16'3" x 10'3")**

Modern range of high and low level kitchen units with marble effect worktops. Integrated appliances including an oven, four ring hob and extractor hood over. Sink with drainer and chrome mixer tap. Option to reconnect plumbing for washing machine and space for fridge/freezer. Storage cupboard. Access to WC and living room. Wood effect flooring. central heated radiator. UPVC double glazed window to the front and side elevation.



## Living Room

**3.31 x 4.14 m (10'10" x 13'7")**

Wood effect flooring. Central heated radiator. UPVC french doors leading to the rear. UPVC double glazed window to the rear elevation.



## WC

**1.67 x 0.89 m (5'5" x 2'11")**

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



## Landing

**2.86 x 1.86 (9'5" x 6'1")**

Carpeted throughout. Central heated radiator. Access to all three bedrooms and the house bathroom.

## Main Bedroom

**2.52 x 4.17 m (8'3" x 13'8")**

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



## Bedroom Two

**3.76 x 2.18 m (12'4" x 7'2")**

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



## Bedroom Three

**2.75 x 1.87 m (9'0" x 6'1")**

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



## Bathroom

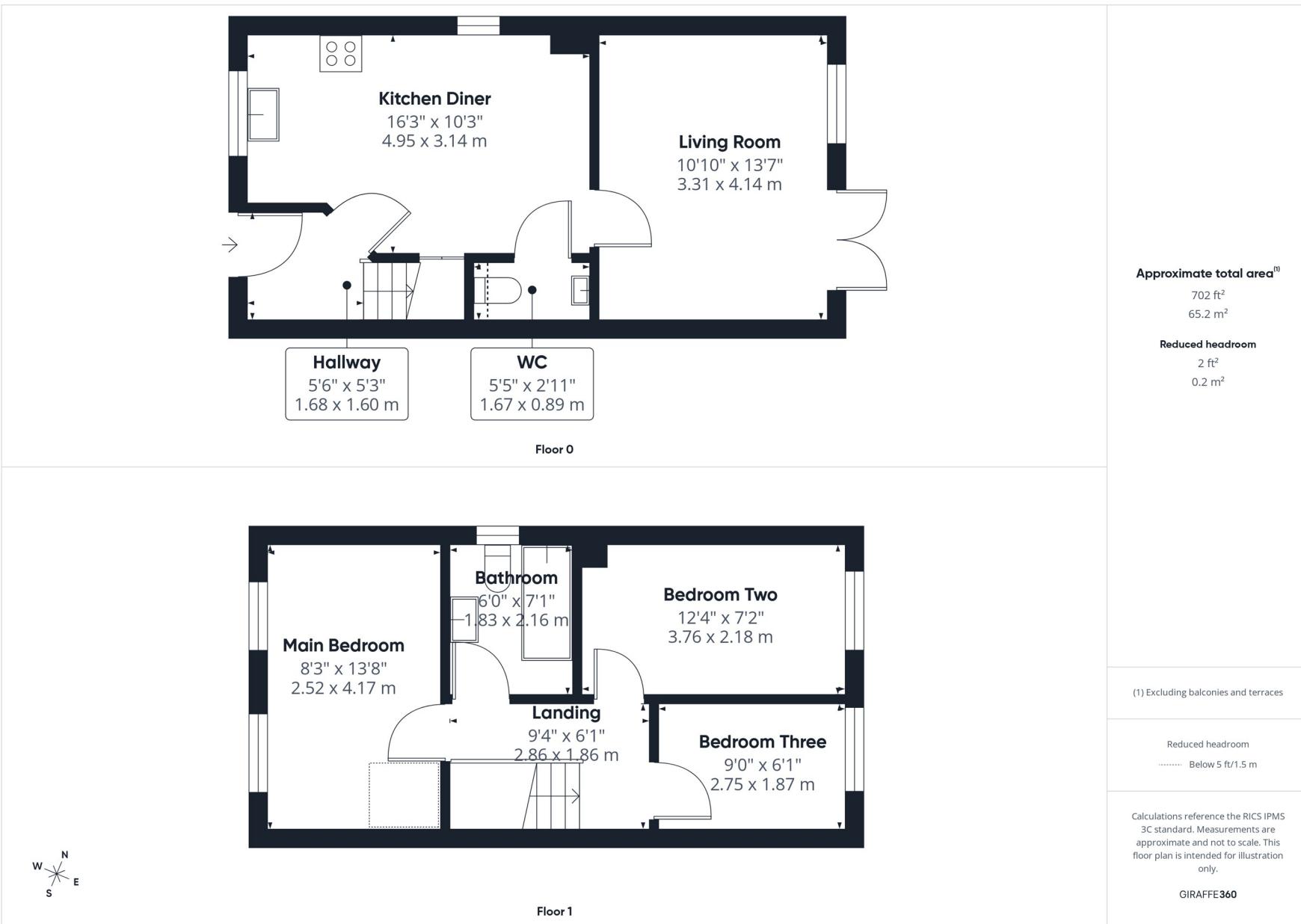
**1.83 x 2.16 m (6'0" x 7'1")**

White suite comprising of panel bath with chrome mixer tap and mains feed shower. WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Tiled flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the side elevation.



## Rear Garden

The rear garden is a private outdoor space featuring tiered decking areas ideal for seating. It is enclosed by fencing and has a grass section, creating a secure and versatile garden perfect for relaxing or entertaining.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current		Projected	
Very energy efficient - lower running costs	Excellent	Very environmentally friendly - lower CO <sub>2</sub> emissions	Excellent
A+	A	A+	A
A	B	B	B
B	C	C	C
C	D	D	D
D	E	E	E
E	F	F	F
F	G	G	G
An 'A' is energy efficient - higher running costs		An 'E' is environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2009/125/EC	

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