...Your proactive estate agent

Oak Tree Crescent, Knottingley, WF11 0EW

£250,000

Park Row

Park Rôw

Situated on one of the largest three bedrooms of its style within this highly regarded development, this impressive three-bedroom detached home is one of only a limited number ever built, making it a rare opportunity for prospective buyers.

The property offers a generous internal layout, complemented by a detached garage, driveway parking to the front, and a well-proportioned rear garden ideal for family living and outdoor entertaining. Presented in immaculate, true move-in condition, the home allows purchasers to avoid the wait and uncertainty of new-build construction while enjoying the benefits of a modern, well-maintained property.

Attractively priced for the current market, this exceptional home is expected to generate strong interest. Conveniently positioned close to local amenities, well-regarded schools, shops, and excellent motorway links, it offers both comfort and practicality in a sought-after residential setting.

Early viewing is highly recommended.

Hallway
1.54 x 1.64 (5'1" x 5'5")
Access to living room and stairs leading to the first floor. Wood effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

Living Room
4.95 x 3.50 (16'3" x 11'6")
Wood effect flooring. Central heated radiator. UPVC doubled glazed window to the front of the property. Access to kitchen.

Kitchen Diner
2.99 x 4.59 (9'10" x 15'1")
Range of high and low level kitchen units in shaker style. Integrated appliances including oven, gas hob and extractor hood over. Option to reconnect plumbing for washing machine. Space for fridge/freezer. Sink with drainer and chrome mixer tap over. Access to downstairs WC. UPVC double glazed French doors leading to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.

WC
1.76 x 1.00 (5'9" x 3'3")
WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator.

Landing
1.91 x 1.09 (6'3" x 3'7")
Access to all three bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

Main Bedroom
4.37 x 2.49 (14'4" x 8'2")
Access to en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

En Suite
1.52 x 1.96 (4'12" x 6'5")
White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear.

The Property Ombudsman

Park Row

Bedroom Two
3.64 x 2.51 (11'11" x 8'3")
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Bedroom Three
2.61 x 1.93 (8'7" x 6'4")
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Bathroom
1.74 x 2.00 (5'9" x 6'7")
White suite comprising of panel bath with chrome taps. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Tiled splash areas, tiled effect flooring. Central heated radiator.

Garage
5.17 x 2.78 (16'12" x 9'1")
Up and over door. Rear door also leading to the garden.

External
Externally, the property offers an attractive frontage with a lawned garden and a driveway providing off-street parking, which leads to a garage. The home is set within a modern residential development and benefits from a neat and well-presented approach.
To the rear, the property enjoys a fully enclosed garden, mainly laid to lawn, creating a great space for families, outdoor entertaining, or relaxing. A paved patio area sits directly outside the rear doors, ideal for seating and summer dining, while fencing to the boundaries provides privacy and security. There is also useful side access connecting the front and rear of the property.

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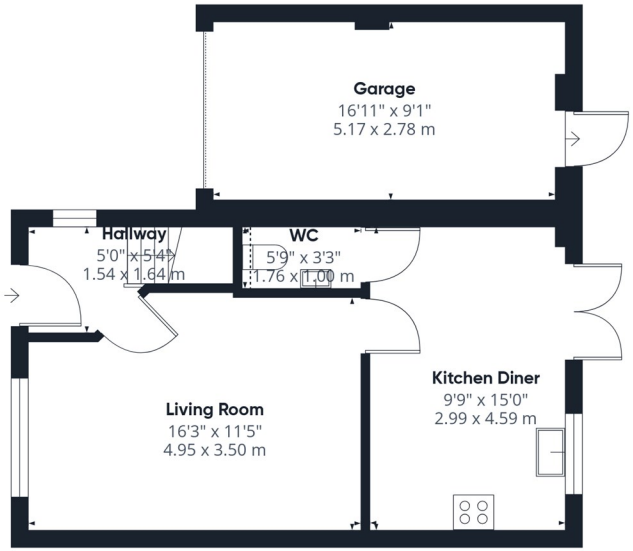
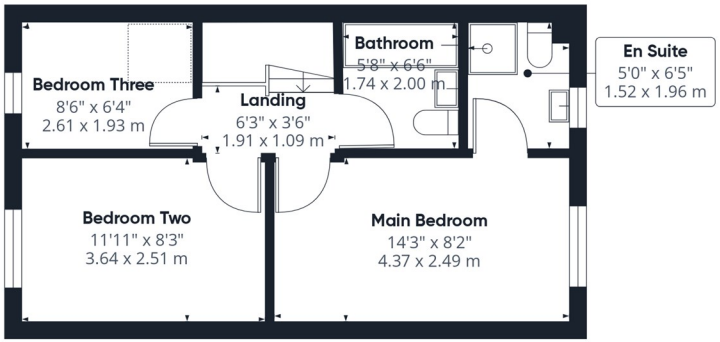


Floor 0



Floor 1

Approximate total area(1)

906 ft²

84.2 m²

Reduced headroom

1 ft²

0.1 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.

GIRAFFE360

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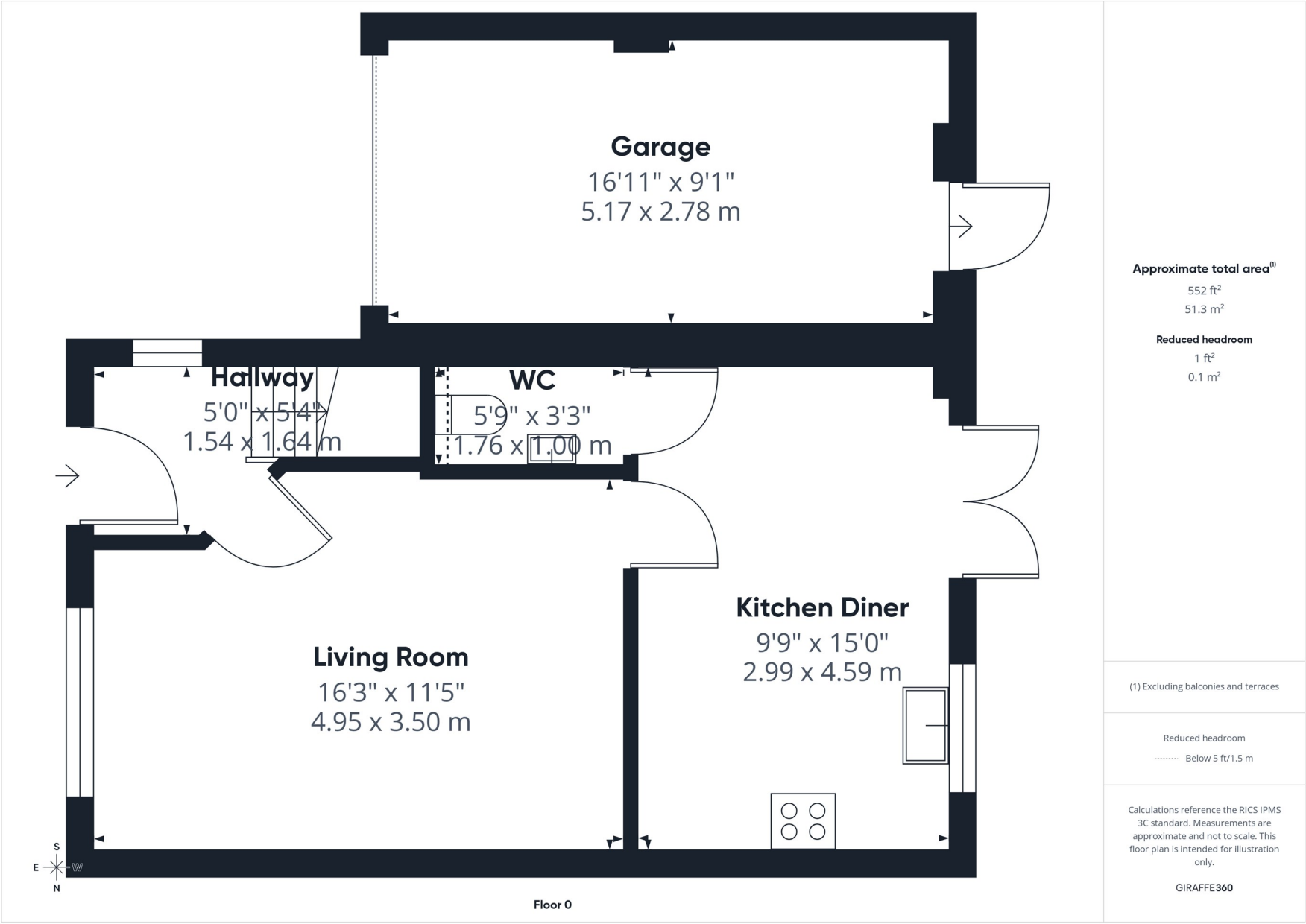

Floor 0

Approximate total area(1)

552 ft²

51.3 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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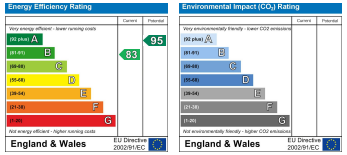

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