



CROWN

ESTATE AGENTS

Cleveland Avenue, Knottingley



£190,000



3



1



1



79

55 Cleveland Avenue

We are acting in the sale of the above property and have received an offer of £180,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.



- Extended family home in a popular location
- Great size lounge
- Open plan modern kitchen and dining area
- Three good size bedrooms
- House bathroom with modern suite
- Good size gardens and ample parking
- Close to motorways, rail links and local amenities
- EPC Grade C79
- Council Tax Band B
- Freehold

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Front view

Entrance Hall

9'6" x 6'2" (2.91 x 1.89)

Lounge

6'7" x 12'7" (2.02 x 3.86)

Dining Area

8'1" x 5'5" (2.48 x 1.66)

Kitchen

18'1" x 9'8" (5.52 x 2.96)

Bedroom one

10'8" x 9'7" (3.26 x 2.93)

Bedroom two

10'7" x 9'7" (3.25 x 2.94)

Bedroom three

8'3" x 8'1" (2.53 x 2.47)

Family Bathroom

7'10" x 5'2" (2.41 x 1.59)

Front Garden

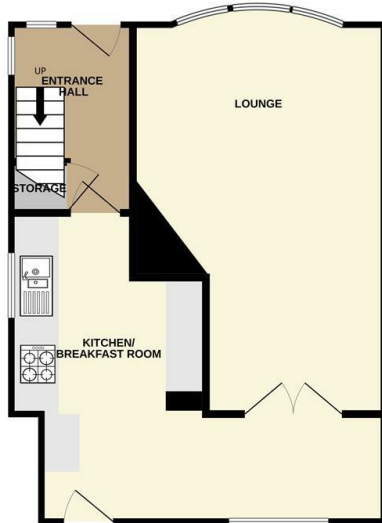
Rear Garden





Floor Plan

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.




TOTAL FLOOR AREA: 831 sq.ft. (77.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Call 01977 285 111 to view this property or visit www.crownstateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**