



# CROWN

## ESTATE AGENTS

### Queen Margarets Drive, Knottingley



**Asking Price £250,000**



4



2



1



50

15 Queen Margaret's Drive, Brotherton, WF11 9HR

We are acting in the sale of the above property and have received an offer of £235,000 on the above property.

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



- Generously Sized Open Plan Living Dining Area
- Fitted Kitchen Breakfast Room leading to Utility Room
- Bright and Airy Conservatory
- Master Bedroom with En Suite and Three Further Spacious Bedrooms
- Three Piece Family Bathroom
- Open Plan Front Lawn with Double Drive and an Enclosed Rear Garden with home office/store
- Integral garage/store
- Modernisation Required
- EPC Grade E
- Council Tax Band D

Call **01777 285 111** to view this property or visit [www.crownestateagents.com](http://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**

#### Entrance Hall

12'11" x 14'9" (3.94 x 4.52)

Front entrance with a half glazed front door, radiator, coved ceiling, and staircase leading to first floor

#### Cloakroom

3'10" x 3'10" (1.18 x 1.18)

With a front facing uPVC window, tiled floor and a coved ceiling. Equipped with a low flush WC, a vanity hand wash basin and a chrome heated towel rail

#### Lounge

12'11" x 14'9" (3.94 x 4.52)

Spacious living room with laminate flooring, coved ceiling, two radiators and a window to the front. Featuring a white timber fireplace surround with a living flame gas fire, a convenient under stairs cupboard and open access to the dining area

#### Dining Room

9'3" x 9'3" (2.84 x 2.84)

Bright and airy dining area with French doors leading to the conservatory with coved ceiling, hard wearing wood floor and a radiator.

#### Conservatory

7'3" x 14'3" (2.21 x 4.35)

Bright conservatory with laminate floor, a radiator and French doors leading out to the garden. Ideal for a second reception room or play room.

#### Kitchen Breakfast Room

9'3" x 12'9" (2.83 x 3.89)

Fitted kitchen with a range of units to base and wall height, extractor hood over the space for a cooker, twin circular sink bowls with a mixer taps between, and plumbing for a dishwasher. Featuring a window to the rear, coved ceiling, wood floor and a radiator

#### Utility Room

6'2" x 9'3" (1.88 x 2.83)

Convenient utility space showcasing oak work surfaces with a white Belfast sink with a mixer tap. Window to the rear, a radiator and a door to the garden

#### Study

6'0" x 10'1" (1.85 x 3.08)

Versatile space off the utility leading to the garage. With a window to the side and a wall mounted gas boiler. Potential to be utilised for extra storage or office space. This room was formerly part of the garage and could be reintegrated if required.

#### Garage

10'1" x 11'4" (3.08 x 3.46)

With power and light and electric roller shutter door (not tested). The rear of the garage has been separated to form the study as previously mentioned but would open back up if required.

#### Landing

With coved ceiling and access to the loft with loft ladder.

#### Bedroom 1

9'10" x 18'11" (3.00 x 5.77)

Master bedroom with a front facing dormer window and radiator. Access off to the En suite shower room.

#### En suite Shower Room

3'5" x 9'5" (1.05 x 2.88)

Including an independent shower cubicle with a sliding screen door, a low flush wc and vanity hand wash basin. A uPVC window to the rear and a chrome heated towel rail.

#### Bedroom 2

9'3" x 13'1" (2.82 x 4.00)

A double bedroom with a window overlooking the front garden, a radiator and coved ceiling,

#### Bedroom 3

9'5" x 10'7" (2.89 x 3.24)

Another spacious double bedroom with a window overlooking the rear garden, a radiator and coved ceiling,

#### Bedroom 4

8'3" (max) x 8'10" (max) (2.52 (max) x 2.71 (max))

With two windows to the front, a radiator, coved ceiling and a built in cupboard with a radiator. Potential to be used as an office or nursery.

#### Family Bathroom

5'1" x 6'11" (1.57 x 2.11)

Three piece family bathroom with a low flush wc, vanity hand wash basin, a panelled bath and shower over. With a uPVC frosted window, and chrome heated towel rail.

#### External

To the front there is an open plan lawned area and off road parking for 2 vehicles. Single pathway access to an enclosed rear garden featuring a patio area and large lawn, with a covered sitting space ideal for outdoor entertaining. Further timber building with uPVC door and window which would make an excellent office for someone who works from home or, conversely, would make a great bar area to compliment the other external entertaining area. Separate timber store.





## Floor Plan

GROUND FLOOR  
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR  
627 sq.ft. (58.3 sq.m.) approx.




TOTAL FLOOR AREA: 1428 sq.ft. (132.7 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.  
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## Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.

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