



CROWN

ESTATE AGENTS

Throstle Row, Knottingley



£120,000



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Located on Throstle Row, Knottingley, this delightful mid-terrace house presents an excellent opportunity for families and first-time buyers alike. One of the standout features of this residence is the off-street parking available at the rear, providing convenience and peace of mind in this bustling neighbourhood. Additionally, the property is complemented by good-sized gardens both at the front and rear, offering a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. This home is not only practical but also offers a warm and welcoming atmosphere, making it a perfect canvas for personal touches. With its spacious rooms and outdoor areas, this mid-terrace house is a rare find in Knottingley, combining comfort with functionality. Do not miss the chance to make this lovely property your own.



- Three Bedroom
- Fitted Kitchen
- Central Heating
- Double Glazing
- Gardens
- Patio
- Recently Decorated
- EPC C

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**

Entrance Lobby

5'10" x 13'8" (5'11" x 13'9") (1.78 x 4.17 (1.80 x 4.19))

With stairs to first floor, an understairs cupboard, a radiator and laminate flooring.

Lounge

11'11" x 14'3" (12'0" x 14'4") (3.63 x 4.34 (3.65 x 4.36))

With a picture window, a feature fireplace, TV point and a radiator.

Kitchen/Diner

10'5" x 17'1" (10'6" x 17'2") (3.18 x 5.21 (3.19 x 5.22))

Fitted with a range of modern wall and floor units, a single sink drainer with mixer tap, gas hob, built-in oven, plumbing for a washing machine, integrated dishwasher, tiled surround and a radiator. There are also two windows and a door to rear garden.

Landing

With access to the loft area and an airing cupboard.

Bedroom One

10'8" x 14'1" (3.25 x 4.29 (3.26 x 4.31))

With a radiator and a window.

Bedroom Two

10'7" x 14'3" (3.23 x 4.34)

With a radiator, a window and laminate flooring.

Bedroom Three

5'2" x 7'8" (1.57 x 2.34)

With a TV point, a radiator and a window.

Bathroom

5'5" x 8'5" (1.65 x 2.57)

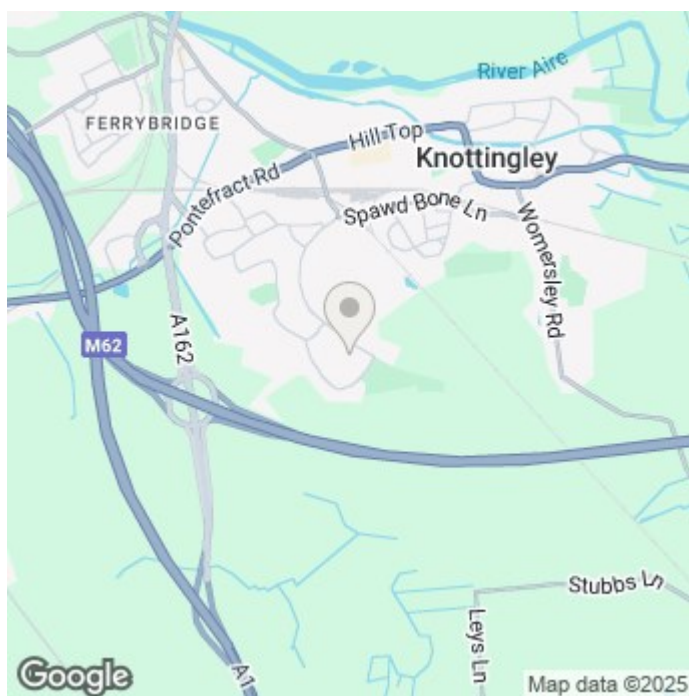
Comprising of a wash hand basin, panelled bath with shower over and shower screen, low flush W.C and tiled surrounds.

Outside


To the front of the property there is a garden with gated access laid mainly to lawn and to the rear of the property there is a wall garden laid mainly to lawn a patio, a rockery and an outbuilding housing the gas boiler.



Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

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