

## West Ings Court, Knottingley



**£850 PCM**



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Available new to the market this TWO BEDROOM Semi Detached property. Located in Knottingley, on a quiet CUL DE SAC position, close to the River Aire and Knottingley Canal.



- Entrance Lobby
- Lounge
- Kitchen
- Two First Floor Double Bedrooms
- Family Bathroom
- GCH And DG Through Out
- Good Sized Rear Garden
- Off Street Parking
- EPC Grade C

Call **01977 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 Lobby

6'11" x 8'11" (2.11 x 2.72)

The entrance lobby comprises radiator, UPvC glazed door, large under stairs storage cupboard, door to the kitchen and stairs to the first floor.

### Lounge

12'3" x 16'12" ( max x 17'0") (3.73 x 5.18 (3.74 max x 5.17))

Fitted with neutral carpets this lounge comprises of styled fire place with electric fire in hearth, TV point, telephone point, radiator, coved ceiling, picture window and french doors leading to the garden.

### Kitchen

9'7" x 9'0" (2.92 x 2.74 (2.91 x 2.75))

This kitchen comprises of double sink drainer with mixer tap, work surfaces with tiled surround, fitted drawers and cupboards, built in oven with integral gas hob, plumbing for washing machine, radiator, window and door to garden.

### Gallery Landing

0'0" x 0'0" (0.00 x 0.00)

With access to the loft

### Master Bedroom

16'12" x 10'3" (17'0" max x max) (5.18 x 3.12 ( max x 3.13 max))

This front facing double bedroom has a TV point, radiator and two windows.

### Bedroom Two

11'3" x 7'12" (3.43 x 2.44)

This rear facing double bedroom comprises window, radiator and telephone point.

### Family Bathroom

8'8" x 6'3" ( max x max) (2.64 x 1.91 ( max x max))

With low flush w/c, wash hand basin, panelled bath with electric shower over, large airing cupboard, tiled surround and frosted window.

### Rear Garden

Good sized garden with gated access and laid mainly to lawn with flower and shrub bed border, paved patio and garden shed

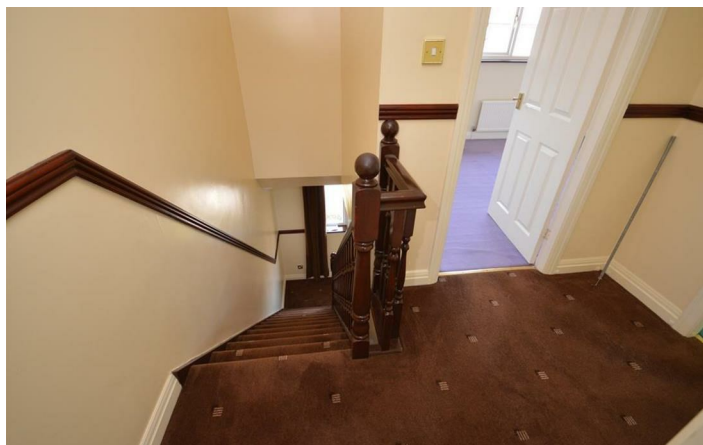
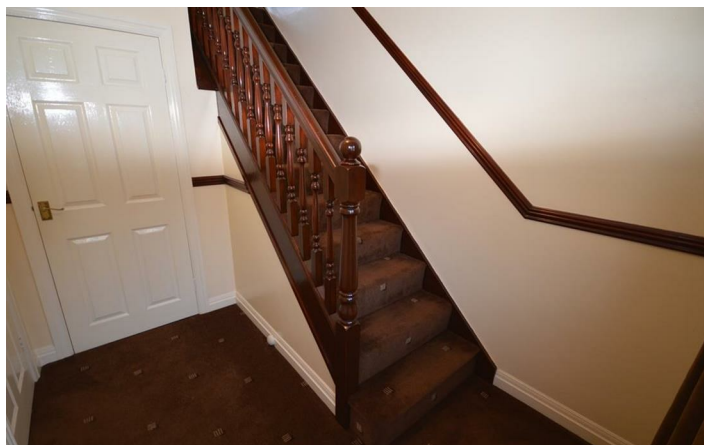
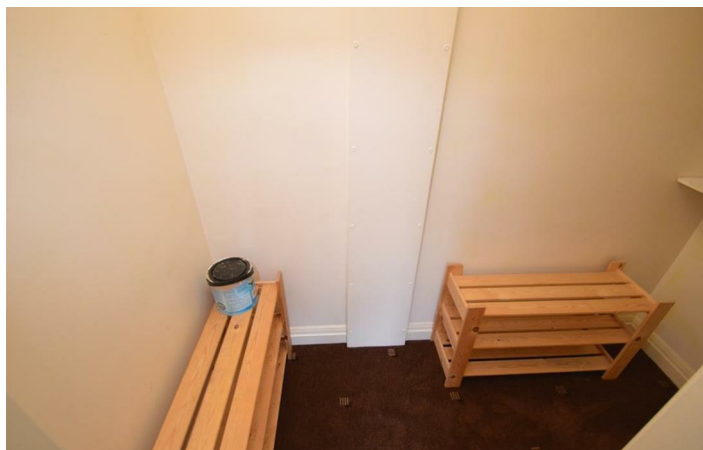
### Front Exterior

The property is open plan to the front with a carport and drive to the side providing parking for one car.

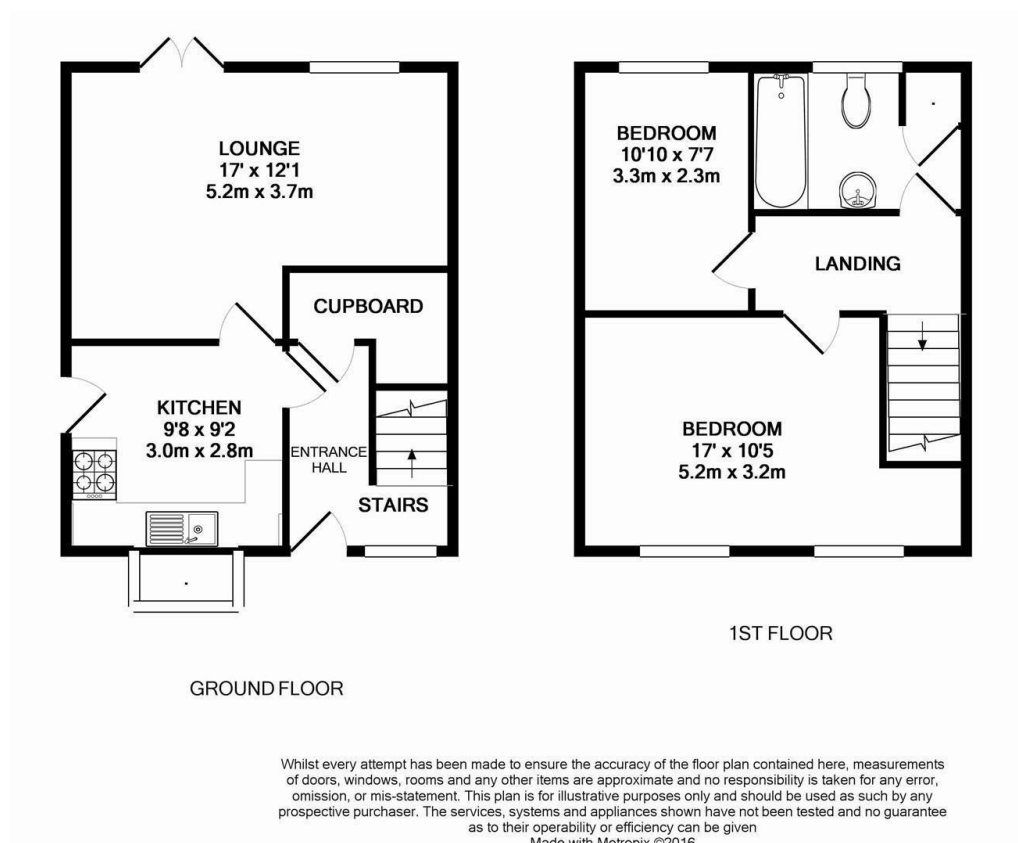
### EPC

### Floor Plan






## Floor Plan



## 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		
<b>England &amp; Wales</b>	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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