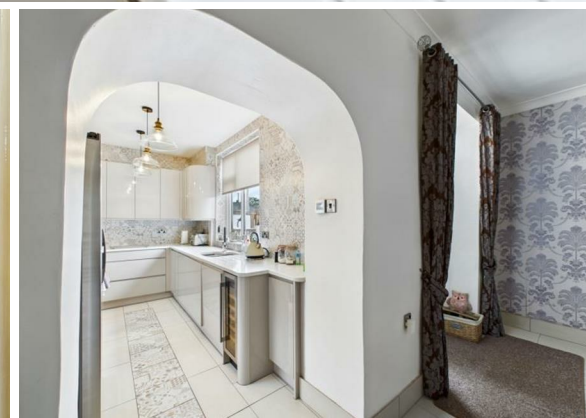
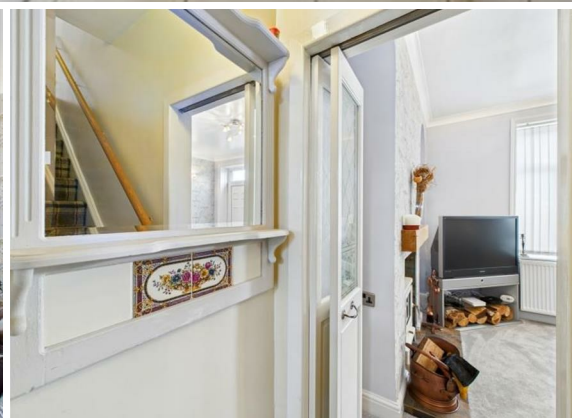




3 Bed
House - End Terrace
located in
Knottingley

Guide Price £150,000



LOGIC
REAL ESTATE

Garth Cottages
Knottingley
WF11 8BL



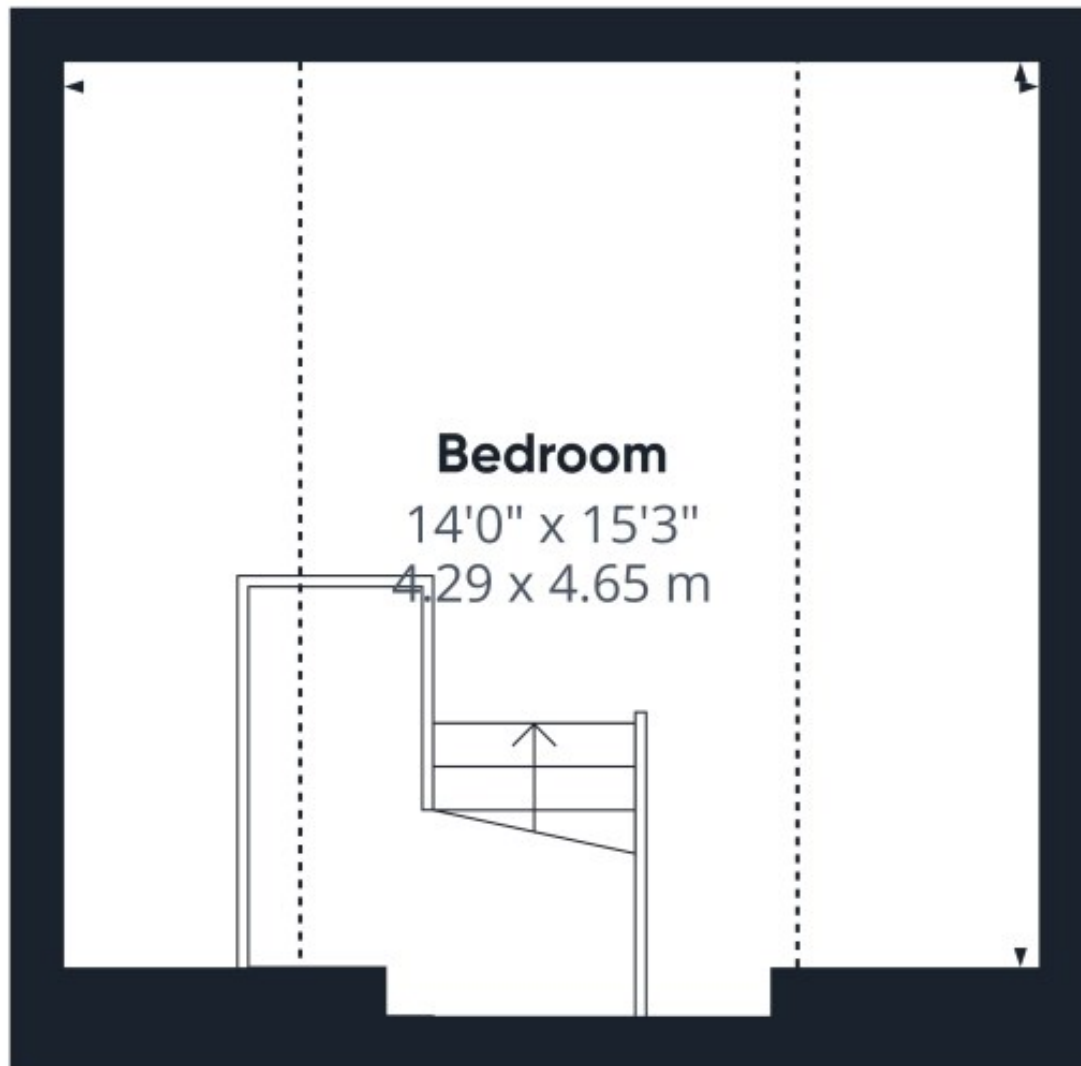
Situated on the edge of Knottingley, this beautifully presented end-terrace property exudes cottage charm and character while offering generous living space throughout. Tastefully styled with a blend of modern fixtures and complementary traditional décor, this home is ready to move into and ideal for buyers seeking both style and space.

Charming End-Terrace Cottage-Style Home with Spacious Interiors & Converted Loft – No Onward Chain
Situating on the edge of Knottingley, this beautifully presented end-terrace property exudes cottage charm and character while offering generous living space throughout. Tastefully styled with a blend of modern fixtures and complementary traditional décor, this home is ready to move into and ideal for buyers seeking both style and space. Step inside to discover impressively large rooms, all lovingly maintained and decorated to a high standard. The kitchen and bathroom are in immaculate condition, featuring sleek, modern fittings that seamlessly blend with the home's charming aesthetic. A standout feature is the converted loft, offering additional versatile space perfect for a home office, guest room or further living area. Externally, the property boasts a private yard, which also doubles as a practical off-street parking space – a rare find in this type of home. Located close to local amenities including shops, schools, and train stations, the property also benefits from excellent commuter links to major motorways, making it an ideal location for professionals and families alike. Offered with no onward chain, early viewings are highly recommended to fully appreciate the size, style, and appeal this delightful home has to offer. Interest is expected to be high – don't miss out!

Dining room Composite rear entrance door leads into the dining room. Tiled flooring, gas central heated radiator access door to the inner hallway access door to a storage cupboard and an opening archway leads into the kitchen. Kitchen With a range of high gloss wall and base kitchen units with complementary quartz work surfaces over there is a freestanding gas cooker with electric hood over space for double American fridge freezer. Wine fridge integrated dishwasher, integrated Neff microwave and washing machine. There is an

unmounted stainless steel sink with mixer tap UPVC double glazed window to the side elevation tiling to the floor and underfloor heating feature lighting. Inner Hallway A staircase lead to the first floor. Access doors to the dining room and the lounge. Lounge Upvc front entrance door, UPVC double glazed window to the front elevation. A fireplace with a multi fuel log burner, tiled hearth and timber beam Archway coves feature either side of the chimney. Central heated radiator. Wall lighting. Landing Given access to bedroom one and two, access to the bathroom. And a dart with the second stair staircase leads to the top floor. Bedroom Two UPVC double glazed window to the rear aspect with fitted wardrobes housing a boiler, gas central heated radiator. Ceiling fan. Bathroom UPVC double glazed window to the rear elevation, a fitted spa bath with waterfall tap, floating sink with mounted vanity unit below and chrome tap. Double walk-in shower cubicle with glass screening and waterfall shower and separate handheld attachment. The walls are tiled the flooring is tiled with underfloor heating. There is a designer towel radiator. Toilet with a low-level flush and extractor fan. Bedroom Three UPVC double glaze window to the front elevation gas central heated radiator. Storage cupboard. Second floor Bedroom One The roof windows, gas central heated radiator laminate flooring Externally To the rear, there is an enclosed yard with double gates which open to provide access for a car. This area is blocked paved and has a side pathway. There is on street parking to the side of the property. Please note the following The property has Hive heating Installed and ring doorbell Fixtures and Fittings are available as per negotiaton with the vendor





Floor 2

Approximate total area⁽¹⁾

186 ft²
17.3 m²

Reduced headroom

97 ft²
9 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.

GRAFFI 360

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

England & Wales

EU Directive
2002/91/EC

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