



3 Bed
House - Semi-
Detached
located in
Knottingley
Asking Price £190,000



Warren Avenue
Knottingley
WF11 0EU

This three bedroom semi-detached house on Warren Avenue presents an excellent opportunity for families and first-time buyers alike with NO ONWARD CHAIN.

With its inviting façade and well-maintained exterior, this property offers a warm welcome from the moment you arrive. The property is situated in a sought after location in Knottingley with local amenities including schools and a supermarket just a short distance away.

To the ground floor, the entrance hall allows access to the spacious living room and dining room and the modern kitchen. To the first floor, there is access to all three bedrooms and the main family bathroom. Externally, the property has an enclosed front garden with a driveway to the side, leading to the garage. To the rear of the property, there is a large private garden area, offering a safe outdoor space for children, featuring a paved patio area which is perfect when entertaining guests.

Entrance Hall
7'11" x 15'10"

Access to living room, dining room, kitchen and the staircase leading to the first floor. Wood effect flooring. Central heated radiator.

Living Room
12'12" x 11'10" m

Living flame electric fire with built in storage and shelving to either side. Large double glazed UPVC bay window looking to the front. Wood effect flooring. Central heated radiator.

Dining Room
12'12" x 12'10" m

Brick built fireplace with living flame effect fire. Patio doors to the rear garden. Central heated radiator.

Kitchen
7'10" x 8'11" m

A range of wood effect high and low level base units. Integrated

appliances including oven, four ring hob with extractor hood over and fridge/freezer. Tiled splashback. Sink with drainer and mixer tap. Double glazed UPVC window looking to the rear. Tiled flooring throughout.

Landing
7'11" x 10'1"

Access to all three bedrooms and the bathroom.

Wetroom
7'10" x 6'10" m

WC with low level flush. Electric shower. Pedestal wash hand basin with chrome taps. Double glazed UPVC window looking to the side of the property. Central heated radiator.

Bedroom One
10'8" x 12'11" m

Built in wardrobe and storage. Central heated radiator. Double glazed UPVC window looking to the rear.

Bedroom Two
11'7" x 11'11" m

Wood effect flooring. Central heated radiator. Double glazed UPVC window looking to the front of the property.

Bedroom Three
7'11" x 7'9" m

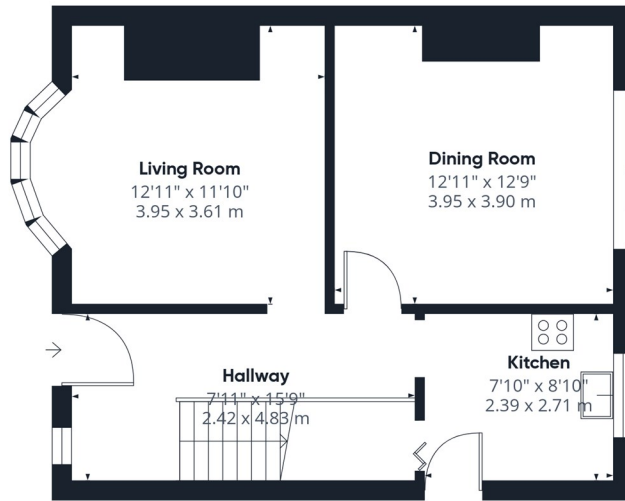
Central heated radiator. Double glazed UPVC window looking to the front.

Rear Garden

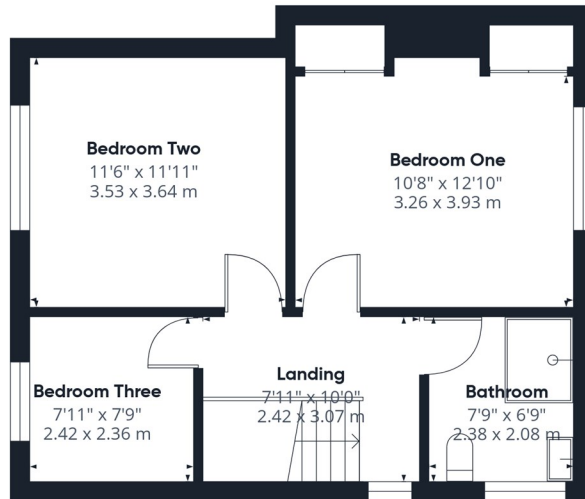
The rear garden offers a generous outdoor space with a paved patio area ideal for seating and entertaining. Beyond the patio, a lawned garden is bordered by mature hedges and trees, providing privacy and a peaceful setting. Steps lead from the patio down to the garden, which stretches back with ample space for outdoor activities or gardening enthusiasts.







Floor 0



Floor 1

Approximate total area⁽¹⁾
 992 ft²
 92 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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