



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



Warren Avenue
Knottingley
WF11 0EU

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

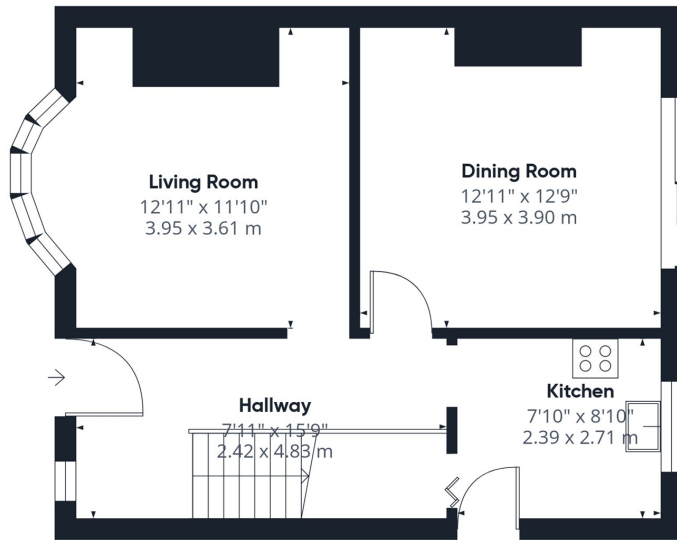
Central heated radiator. Double glazed UPVC window looking to the front.

Rear Garden

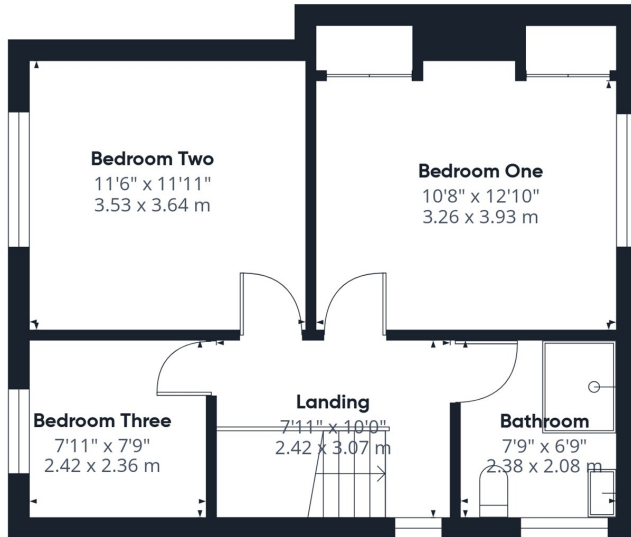
The rear garden offers a generous outdoor space with a paved patio area ideal for seating and entertaining. Beyond the patio, a lawned garden is bordered by mature hedges and trees, providing privacy and a peaceful setting. Steps lead from the patio down to the garden, which stretches back with ample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







Floor 0



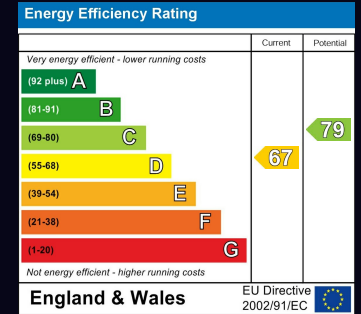
Floor 1

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.

GIRAFFE360



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