



4 Bed  
House - Detached  
located in  
Knottingley

Offers Over £270,000



**LOGIC**  
REAL ESTATE

Plowes Way  
Knottingley  
WF11 0BD



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**\*\*NEW BUILD PROPERTY COMPLETED IN 2016\*\*MODERN THROUGHOUT\*\***  
This wonderful property is in turnkey condition, contact the office today to secure your viewing!

This modern new build, completed in 2016, offers a spacious living environment with a total area of 969 square feet, making it an ideal choice for families or those seeking extra room to breathe. Situated in Knottingley, this property benefits from a friendly community and is well-connected to local amenities, schools, and transport links. Whether you are looking to settle down in a peaceful neighbourhood or seeking a property that combines modern living with practicality, this house on Plowes Way is certainly worth considering.

To the ground floor you will find the living room, kitchen, downstairs WC and the stairs leading to the first floor. To the first floor you will find all four bedrooms and the family bathroom.

To the front exterior, the garden is neatly kept, enhancing the clean and spacious feel for the plot. A large driveway provides ample off-street parking, leading to the side entrance and garage. The rear garden offers a generous, well-maintained lawn bordered by secure fencing, creating an ideal space for families and outdoor entertaining. A spacious paved patio area provides the perfect spot for outdoor dining, with direct access to the property via French Doors.

Hallway  
15'5" x 3'1"

Access to lounge WC and kitchen. Wood effect flooring. Gas central heated radiator. UPVC double glazed window to the side elevation. A stair staircase leads to the first floor.

Living Room  
15'7" x 11'1"

UPVC double glazed window to the front elevation and side elevation. Gas central heated radiator. Carpeted throughout.

Kitchen  
10'4" x 17'8"

With a modern range of wall and base kitchen units in high gloss effect and wood effect laminate work surfaces over. Stainless steel sink drainer and chrome mixer tap. There is plumbing for a washing machine and dishwasher. Integral appliances include single electric oven, four ring gas hob and extractor hood over. Wall mounted combi boiler housed into kitchen unit. Extractor fan to the ceiling. Breakfast bar . Wood effect laminate flooring. UPVC double glazed window to the rear elevation. UPVC double glazed patio door the rear elevation. Storage cupboard. Gas central heated radiator.

WC

5'11" x 2'11"

Toilet with a low level flush . Hand wash basin with chrome taps. UPVC double glazed window to the side elevation. Gas central heated radiator.

Landing

2'11" x 8'

Access to three double bedrooms, one single bedroom and the family bathroom. Loft access and gas central heated radiator.

Main Bedroom

11'5" x 9'5"

UPVC double glazed window to the front elevation . Central heated radiator.

Bedroom Two

11'4" x 8'10"

UPVC double glazed window to the rear elevation gas central heated radiator.

Bedroom Three

11'4" x 8'

UPVC double glazed window to the front elevation . Central heated radiator.

Bedroom Four

7'11" x 8'6"

UPVC double glazed window to the rear elevation gas central heated radiator

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Bathroom

6'6" x 5'8"

A white suite comprising panel bath with a mixer tap and mains feed shower above, hand wash basin with chrome taps and low flush wc. Extractor fan to the ceiling. The walls are partly tiled. Central heated radiator. UPVC double glazed window to the side elevation.

Garage

19'5" x 9'11"

With an electric roller door, power and light. Rear garden access.





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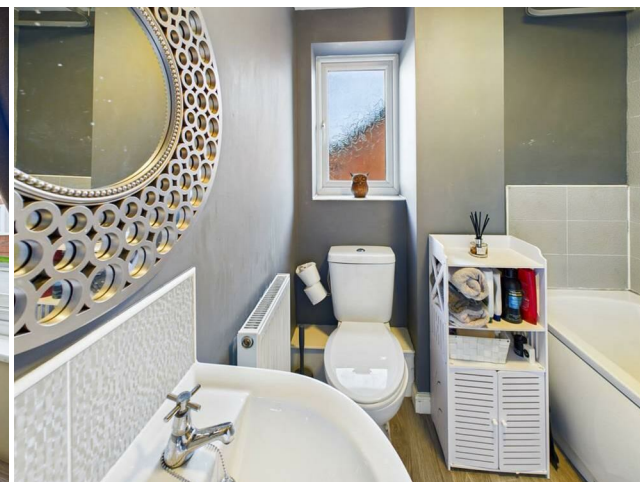
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Floor 0

**Approximate total area<sup>(1)</sup>**

655 ft<sup>2</sup>  
60.8 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

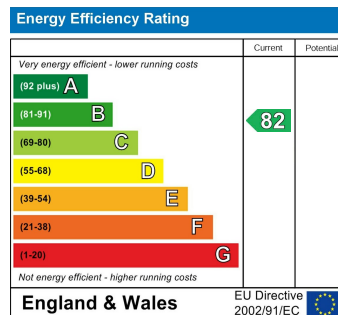
(1) Excluding balconies and terraces

**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.

GIRAFFE360



**CONTACT**

30 Newgate  
Pontefract  
West Yorkshire  
WF8 1DB

E: [info@logicrealestate.co.uk](mailto:info@logicrealestate.co.uk)  
T: 01977 700595

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