



4 Bed  
House - Semi-  
Detached  
located in  
Knottingley  
Guide Price £200,000



Windsor Drive  
Knottingley  
WF11 8QY

### Lead In

Nestled in the popular residential area of Ferrybridge, Knottingley, this extended four-bedroom semi-detached property offers a fantastic opportunity for buyers looking to make a home their own. This property is being sold with no onward chain.

The property benefits from a first-floor side extension, providing an additional bedroom and enhancing the overall upstairs space. With masses of potential for cosmetic updates, this home is perfect for families or investors looking for a property with room to grow. Downstairs features a generous layout with a spacious kitchen and living areas, offering a blank canvas for refurbishment or reconfiguration to suit your lifestyle. Upstairs, you'll find four well-proportioned bedrooms, thanks to the extension, along with a modern family bathroom. There is excellent potential to modernize and add further value throughout the home.

Outside, there is a driveway, garage and workshop with a private garden to the rear and possible off-road parking to the front (subject to layout). Ideally positioned for families and commuters alike with transport links to the M62/A1 motorways and close to Willow Green Academy school, this home offers the perfect mix of space, potential, and location. Early viewing is recommended to appreciate the opportunity this property presents.

### Entrance Hall

12'1" x 6'4"

Access to the lounge, kitchen and understairs cupboard. Carpeted throughout. Central heated radiator. UPVC double glaze window to the side elevation.

### Living Room Diner

19'10" x 12'12"

Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front. UPVC double glazed patio doors to the rear garden.

### Kitchen

14'5" x 10'2"

With a range of wall and base kitchen units with laminate work surfaces. Integrated appliances including fridge, freezer and a space for a washing machine. Double oven and electric hob with extractor fan over. Partially tiled walls and the flooring is also tiled. UPVC double glazed window to the rear elevation and a side UPVC access door. Pantry and gas central heated radiator.

### Landing

7'10" x 7'8"

Access to all four bedrooms and the main bathroom. Carpeted throughout.

### Bedroom One

14'10" x 9'1"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front and rear elevation.

### Bedroom Two

9'6" x 11'9"

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.





### Bedroom Three

9'11" x 10'8"

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

### Bedroom Four

6'8" x 6'4"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

### Bathroom

5'6" x 7'8"

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Panel bath with chrome taps and electric shower. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed fronted window to the rear elevation.

### Garage

17'1" x 8'3"

With double doors, power and additional storage.

### Workshop

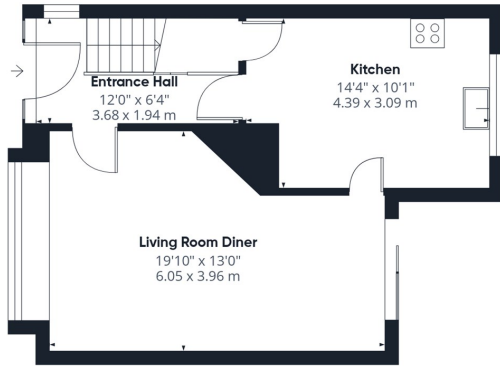
15'1" x 7'10"

With a glazed window and timber side door. Worksurfaces and power.

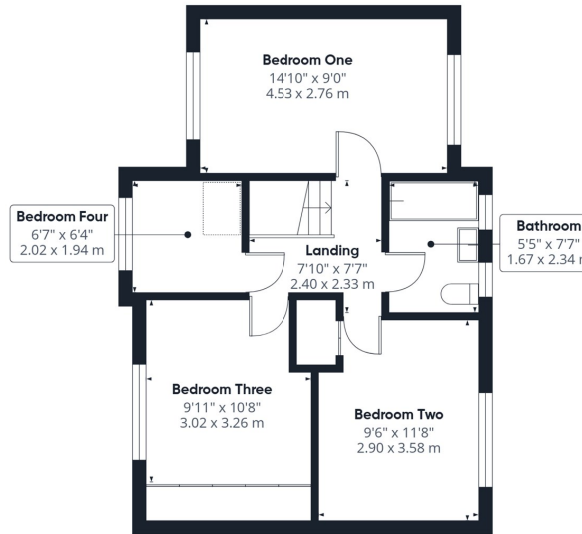
### Exterior

Low maintenance pebbled garden with pathway and borders for planting. Double gates open onto the block paved driveway with space for multiple vehicles. Rear Lawned garden with borders for plants and shrubs. A patio area and side driveway. Garden tap and garden workshop.

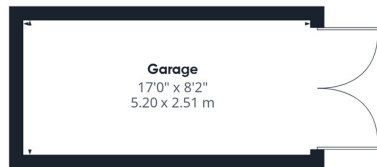




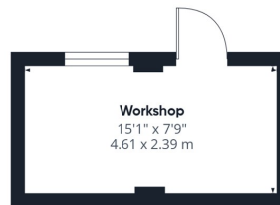
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>  
1213 ft<sup>2</sup>  
112.6 m<sup>2</sup>

(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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	63	72
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

### CONTACT

30 Newgate  
Pontefract  
West Yorkshire  
WF8 1DB

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

