3 Bed House - Semi-Detached located in Knottingley

Guide Price £220,000

LOGIC REAL ESTATE

Blenheim Close
Knottingley
WF11 8RF

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Lead In
This beautifully presented three-bedroom semi-detached home is situated in the popular area of Ferrybridge and has been finished to an exceptionally high standard throughout, offering stylish, modern living that is ready to move straight into.

The property benefits from a private driveway, garage and an attractive enclosed rear garden which has been thoughtfully landscaped to create a fantastic outdoor space for relaxing and entertaining.

Internally, the home really stands out for its contemporary décor, high-quality fixtures and fittings and attention to detail throughout. The modern kitchen is a particular feature, complete with a central island providing additional preparation space and a sociable focal point to the room. The bathroom has also been finished in a sleek, contemporary style, complementing the overall standard of the property.

Upstairs are three well-proportioned bedrooms, comprising two generous double bedrooms and a further single bedroom, making the property ideal for couples, families or those requiring additional office or guest space.

Further benefits include newly installed, high-quality UPVC double glazing and a modern specification throughout.

Located in Ferrybridge, the property is well positioned for local amenities, schools and excellent transport connections, with convenient access to surrounding towns and motorway networks.

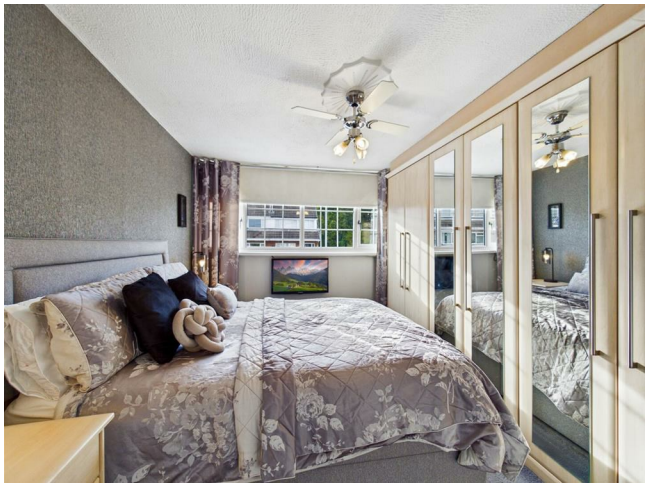
Homes presented to this standard are always in high demand, and an early internal viewing is highly recommended to fully appreciate the quality, space and finish this impressive home has to offer.

Entrance Hall
5'6" x 13'2"
Access to the living room, kitchen and stairs leading to the first floor. Tiled effect flooring. Central heated radiator.

Living Room
11'1" x 13'1"
Feature fire. Carpeted throughout. Central heated radiator. UPVC double glazed bow window to the front elevation.

Kitchen Diner
16'9" x 10'2"
A modern range of high and low level kitchen units with a kitchen island. Integrated appliances including fridge freezer, hob, double oven, microwave, dishwasher and washing machine. Inset sink with chrome mixer tap. UPVC double glazed French doors leading to the rear garden. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

Landing
3'1" x 5'11"
Access to all three bedrooms and the house bathroom. Carpeted throughout. UPVC double glazed window to the side elevation.



Bedroom One
8' x 13'2"
Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

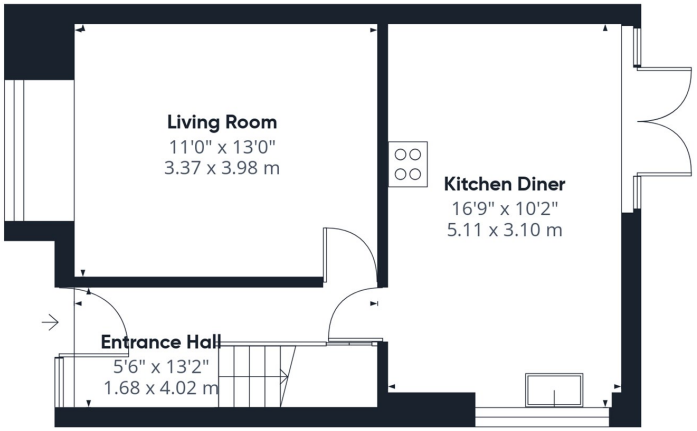
Bedroom Two
7'9" x 10'5"
Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three
6'9" x 7'2"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

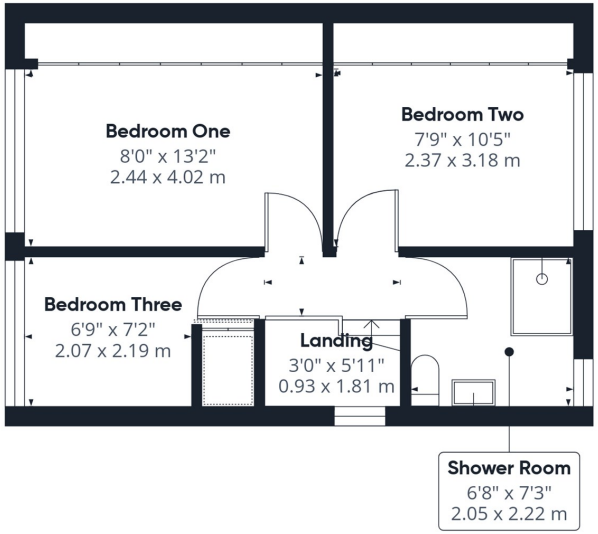
Shower Room
6'9" x 7'3"
White suite comprising of shower cubicle with mains feed shower. Wash hand basin with mixer tap. WC with low level flush. Full height wall tiling. Tiled effect flooring. Central heated towel rail. UPVC double glazed frosted window to the rear aspect.

External
To the front, the property benefits from a generous block-paved driveway providing ample off-street parking, securely enclosed by attractive double gates and a brick-built boundary wall. The driveway extends alongside the property and provides access to the garage, while the smart frontage creates an inviting first impression.

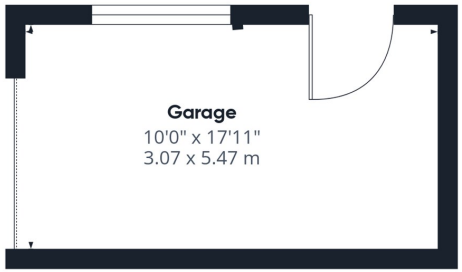
To the rear is a beautifully presented, low-maintenance enclosed garden, thoughtfully designed for outdoor relaxation and entertaining. A substantial composite decked seating area provides the perfect setting for outdoor furniture and dining, complemented by an artificial lawn and paved detailing. The garden is enclosed by timber fencing for privacy and also provides access to the garage.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

924 ft²

85.9 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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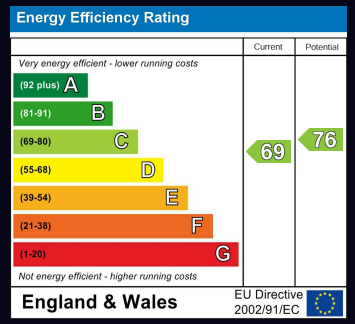

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