



Bagley Close, Knottingley WF11 0FR

Welcome to

Bagley Close, Knottingley

A stylish and modern four-bedroom end town house, only three years old and finished to a show-home standard. Set over three spacious floors, it offers generous living throughout, an open-plan lawned frontage, and ample off-street parking. Located on a popular development close to the A1, M62.



Entrance Hall

With a composite entrance door and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin set in a vanity unit, vinyl floor covering and a gas central heating radiator.

Lounge

11' 8" x 14' 9" (3.56m x 4.50m)

With UPVC bi fold doors to the rear.

Kitchen

15' 10" x 8' 6" (4.83m x 2.59m)

With a fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, electric hob, double electric oven, extractor fan, tiled splash back, a bowl and half sink and drainer, plumbing for washing machine and dishwasher, integrated fridge freezer, gas central heating radiator and a UPVC double glazed windows to the front and side.

Landing

With a window to the front, stairs to the top floor and a shelved cupboard.

Bedroom Two

8' 6" x 11' 7" (2.59m x 3.53m)

With a window to the rear and a gas central heating radiator.

Bedroom Three

8' 6" x 10' 3" (2.59m x 3.12m)

With a window to the front and gas central heating radiator.

Bedroom Four

10' 5" x 6' 2" (3.17m x 1.88m)

With a window to the rear and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath, part tiled walls, chrome heated towel rail, vinyl floor covering and a window to the side.

Top Floor

Bedroom One

19' 9" x 14' 10" (6.02m x 4.52m)

With a window to the front, two sky lights to the rear and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, part tiled to walls, extractor fan, chrome heated towel rail and vinyl flooring.

Front Garden

An open plan lawned garden and driveway to the front.

Rear Garden

A landscaped enclosed garden, artificial lawn, patio seating area, side gate and a timber fence surround.



view this property online williamhbrown.co.uk/Property/PON119563



Welcome to

Bagley Close, Knottingley

- Four Bedroom End Terrace Only Three Years Old
- Modern Development
- Set Over Three Floors
- Ensuite To Master Bedroom
- Private Rear Garden

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PON119563](https://www.williamhbrown.co.uk/Property/PON119563)



Property Ref:
PON119563 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRACT, West Yorkshire,
WF8 1AT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)