



Pear Tree Mews, Knottingley WF11 0FN

welcome to

Pear Tree Mews, Knottingley

A modern three-bedroom detached home in Knottingley featuring a lounge, kitchen diner with garden access, two double bedrooms, one single, ensuite to the master, family bathroom, front lawn with double drive, enclosed rear garden, raised beds and detached garage.



Entrance Hall

With a door to the front, window to the side, laminate flooring and a gas central heating radiator.

Cloakroom

With a low level flush WC, wash hand basin, vinyl flooring, gas central heating radiator and a window to the side.

Lounge

14' 6" x 11' 3" (4.42m x 3.43m)

With a window to the front and side, under stairs storage cupboard, laminate flooring and a gas central heating radiator.

Kitchen/Diner

14' 7" x 9' 5" (4.45m x 2.87m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, stainless sink and drainer, integrated electric oven, gas hob, extractor hood, glass splash back, space for a fridge freezer, dishwasher, boiler cupboard, laminate flooring, double door to the side, window to the side and front.

Landing

With access to the loft and gas central heating radiator.

Bedroom One

14' 7" max x 8' 3" (4.45m max x 2.51m)

With a window to the side, bulk head and gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, panelled in shower, vinyl flooring, gas central heating radiator and a window to the side.

Bedroom Two

9' 6" x 8' 2" (2.90m x 2.49m)

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

Bedroom Three

8' 2" x 6' 1" (2.49m x 1.85m)

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, bath, vinyl flooring, tiled around bath, gas central heating radiator and a window to the side.

Rear Garden

Indian stone patio seating area, lawned garden, raised flower beds and a timber fence surround.

Detached Garage

Manual up and over door.



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welcome to

Pear Tree Mews, Knottingley

- Three Bedroom Detached House
- Spacious Kitchen Diner
- Drive and Detached Garage
- Excellent Transport Links

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

£245,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
PON119545 - 0002

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