



**Oak Tree Way, KNOTTINGLEY WF11 0FB**

**welcome to**

**Oak Tree Way, KNOTTINGLEY**

A well-presented THREE bedroom SEMI DETACHED home in Knottingley, offering a bright lounge, modern kitchen with FRENCH DOORS to the enclosed REAR GARDEN, ground-floor W.C., integral GARAGE, DRIVEWAY, and a spacious FAMILY FRIENDLY LAYOUT close to motorway links!



**Entrance Hall**

**Lounge**

10' 2" x 15' 3" ( 3.10m x 4.65m )

**Kitchen**

13' 5" x 7' 8" ( 4.09m x 2.34m )

**W.C**

**Integral Garage**

**First Floor Landing**

**Bedroom One**

16' 8" x 9' 3" ( 5.08m x 2.82m )

**Bedroom Two**

13' 6" x 11' 5" ( 4.11m x 3.48m )

**Bedroom Three**

11' 7" x 6' 8" ( 3.53m x 2.03m )

**Bathroom**

**Rear Garden**



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welcome to

## Oak Tree Way, KNOTTINGLEY

- \*\* GUIDE PRICE £200,000 - £210,000 \*\*
- THREE Bedroom, SEMI DETACHED Home
- GARAGE and DRIVEWAY
- Enclosed REAR GARDEN
- Ground Floor W/C

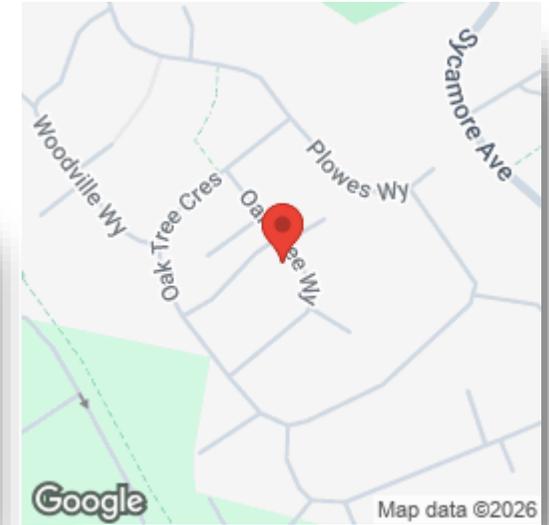
Tenure: Freehold EPC Rating: B  
Council Tax Band: B

guide price

**£200,000 – 210,000**



Total floor area 87.4 m<sup>2</sup> (940 sq ft) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverage and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No warranty is given for the accuracy of the information provided. For more information, please contact the branch office.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAF114183 - 0006

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