



**Womersley Road, Knottingley WF11 0DL**



**Welcome to**

**Womersley Road, Knottingley**

\*\*\*GUIDE PRICE £310,000 - £320,000\*\*\* Three-bedroom detached bungalow featuring an entrance hall with storage, open-plan kitchen and lounge, second sitting room, family bathroom, landscaped front garden with large drive, low-maintenance rear garden and detached garage.



### **Entrance Hall**

With a front entrance door, window to the front, storage cupboard, access to the part boarded loft with a ladder which houses the boiler, spot lights and a gas central heating radiator.

### **Living Room**

11' 3" x 11' 11" + bay ( 3.43m x 3.63m + bay )

With a bay window to the front, open into diner and gas central heating radiator.

### **Reception Room**

13' 2" x 13' 3" ( 4.01m x 4.04m )

With a bay window to the front and a gas fire with surround.

### **Kitchen**

19' 4" x 11' 7" ( 5.89m x 3.53m )

A fitted kitchen consisting of wall, base and drawer units with Quartz work surfaces over, space for a full range cooker, dishwasher, fridge freezer, integrated washing machine and dryer, breakfast bar island, composite sink, laminate flooring, gas central heating radiator, part tiled walls, window to the rear and door to the rear.

### **Bedroom One**

13' 4" x 13' 3" to wardrobes ( 4.06m x 4.04m to wardrobes )

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

### **Bedroom Two**

12' 10" x 11' 2" to wardrobes ( 3.91m x 3.40m to wardrobes )

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

### **Bedroom Three**

13' 3" x 13' 4" ( 4.04m x 4.06m )

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

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, free standing bath, shower cubicle, extractor fan, towel radiator, fully tiled walls and flooring and a window to the side.

### **Front Garden**

A block paved and gravel driveway, access to the rear garden and garage.

### **Rear Garden**

An artificial lawn, block paved, decked seating area, fencing and wall surround, electrics and an outdoor bar area.

### **Garage**

Brick built garage, tiled roof, up and over door and electrics.



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**Welcome to**

## **Womersley Road, Knottingley**

- **\*\*\*GUIDE PRICE £310,000 - £320,000\*\*\***
- Three Bedroom Detached Bungalow
- Open Plan Kitchen
- Large Driveway and Detached Garage
- Spacious Throughout

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

guide price

**£310,000 - £320,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON118733 - 0002

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