



Garden House, The Holes, Knottingley WF11 8HY

Welcome to

Garden House, The Holes, Knottingley

GUIDE PRICE £220,000 - £230,000 Well-presented three-bed detached bungalow with a modern kitchen, contemporary shower room, and a spacious conservatory. Features low-maintenance gardens to the front, side and rear, plus ample off-street parking.



Entrance Hall

Laminate flooring access to the loft and a gas central heating radiator.

Lounge

14' 6" x 12' 5" (4.42m x 3.78m)

With a UPVC double glazed window to the side aspect, focal brick fire place with timber shelf and laminate flooring.

Kitchen

10' 9" x 12' 7" (3.28m x 3.84m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, a bowl and half sink and drainer, electric hob, built in electric oven, built in microwave, integrated washing machine, laminate flooring, spot lights to the ceiling, gas central heating radiator and two UPVC double glazed windows to the front and side aspects.

Conservatory

14' 7" x 8' 4" (4.45m x 2.54m)

Constructed under UPVC, laminate flooring, UPVC door into garden and a gas central heating radiator.

Bedroom One

12' 4" x 11' 3" (3.76m x 3.43m)

With a UPVC double glazed windows to the side aspect, laminate flooring and a gas central heating radiator.

Bedroom Two

11' 6" x 10' 7" (3.51m x 3.23m)

With a UPVC double glazed window to the side aspect, laminate flooring and a gas central heating radiator.

Bedroom Three

10' 6" x 9' 2" (3.20m x 2.79m)

With a UPVC double glazed window to the rear aspect, laminate flooring and a gas central heating radiator.

Bathroom

A suite consisting of a wash hand basin set in a vanity unit, shower cubicle, towel rail, cupboard housing the boiler, vinyl flooring and a UPVC double glazed window to the rear aspect.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Garden House The Holes, Knottingley

- ***GUIDE PRICE £220,000 - £230,000***
- Three Bedroom Detached Bungalow
- NO ONWARD CHAIN
- Modern Fitted Kitchen
- Modern Bathroom

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

guide price

£220,000 - £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119142 - 0008

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.

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