

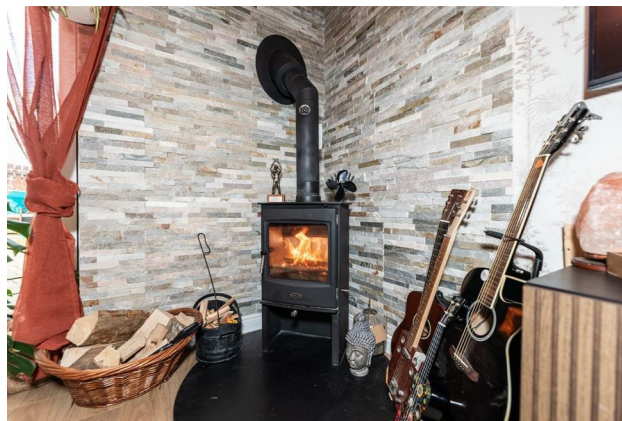
HUNTERS®

HERE TO GET *you* THERE

5 Lyng Court, Knottingley, West Yorkshire, WF11 8LB

Guide Price £200,000

Property Images



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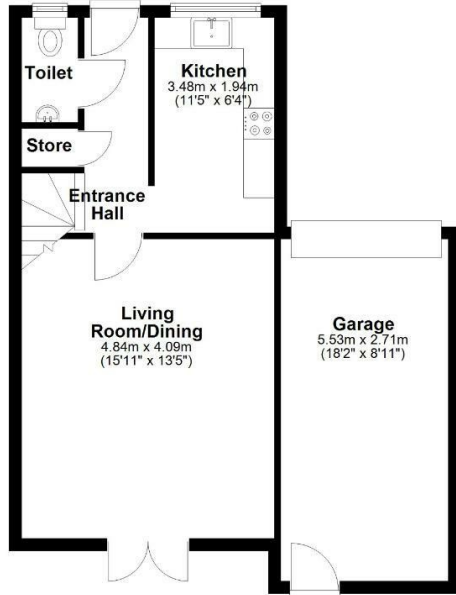
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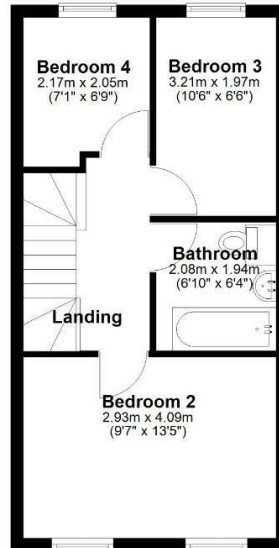
Ground Floor

Approx. 49.9 sq. metres (537.2 sq. feet)



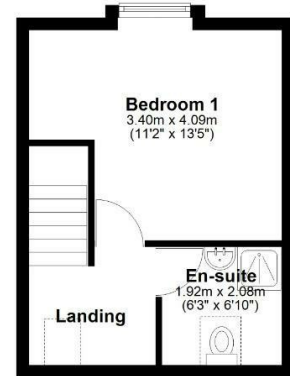
First Floor

Approx. 34.5 sq. metres (371.5 sq. feet)



Second Floor

Approx. 22.7 sq. metres (244.1 sq. feet)

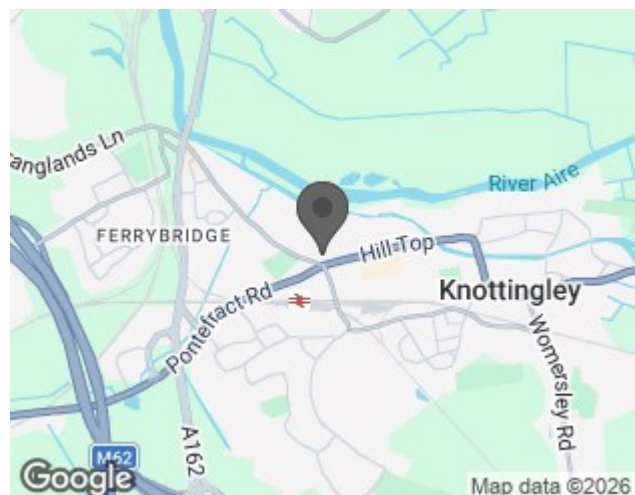


Total area: approx. 107.1 sq. metres (1152.8 sq. feet)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 3 Receptions: 1
Tenure: Freehold

THE SETTING

Knottingley is well-served by a range of local amenities, including supermarkets, eateries, and reputable schools. Excellent transport links are also on hand, with Knottingley Railway Station offering regular routes to Leeds and beyond, and easy access to the M62 and A1 for commuting. Nearby towns such as Pontefract and Castleford, along with charming nearby villages, add further appeal to this well-connected location.

THE PROPERTY

Upon entering the property, you are greeted by an entrance hallway with a storage cupboard ideal for hiding away shoes, bags, and coats. To the left is the kitchen, which is decorated in a modern style with sage green walls and base units, wood-like worktops, and integrated cooking appliances. Continuing through the property to the living/dining room, which is quite open and spacious, featuring a log-burning fireplace and double patio doors providing ample natural lighting. The living room also has space for a four-seater dining table, ideal for family meals and hosting. Also on the ground floor of this property is a WC for your convenience.

On the first floor of this property is a good-sized family bathroom with a WC, wash basin, and bath. There are also bedrooms 2, 3 and 4. The second bedroom benefits from 2 good-sized windows allowing ample lighting, has space for a double bed and drawers. The third bedroom is a good single bedroom, whether you have children or have a guest room. The third room is ideal for a dressing room, office space, playroom, etc.

On the second floor of this property is the main bedroom and an adjoining ensuite bathroom, which provides a more private and quiet area—the ensuite includes a WC, wash basin, and shower.

To the front of the property is a garage ideal for storage or an extra parking space, along with the driveway. At the rear is a generous low-maintenance garden, great for relaxing after a long day or dining al fresco.

FINAL FILLER

In summary, this property would make the perfect starter home, family home, or investment purchase. Call us to arrange a date and time to view.

GUIDE PRICE OF £200K- £210K

HUNTERS are delighted to introduce this 3-storey property to the market, situated on Lyng Court, a popular estate in Knottingley.

Briefly comprising: Living/dining, kitchen, four bedrooms, family bathroom, ensuite, WC, and garage. Viewing is essential to appreciate the property's space and style.

Features

• 4 BEDROOMS • GARAGE • DRIVEWAY • 3 STOREY
PROPERTY • ENSUITE BATHROOM • LOW MAINTANENCE
GARDEN • CLOSE TO LOCAL AMENATIES • FREEHOLD • COUNCIL
TAX BAND C • EPC RATING C