

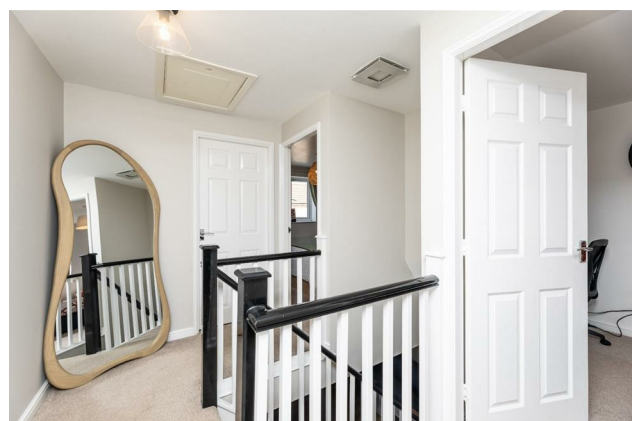
HUNTERS®

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1 Seaton Crescent, Knottingley, WF11 0HU

£200,000

Property Images



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Floorplan



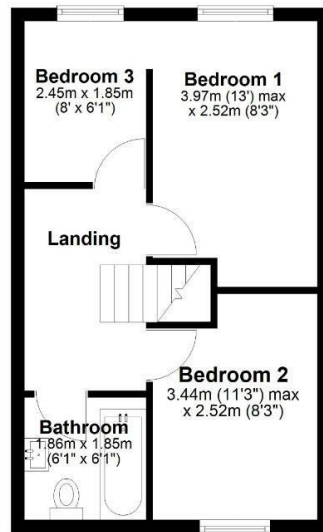
Ground Floor

Approx. 37.0 sq. metres (398.8 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.3 sq. feet)

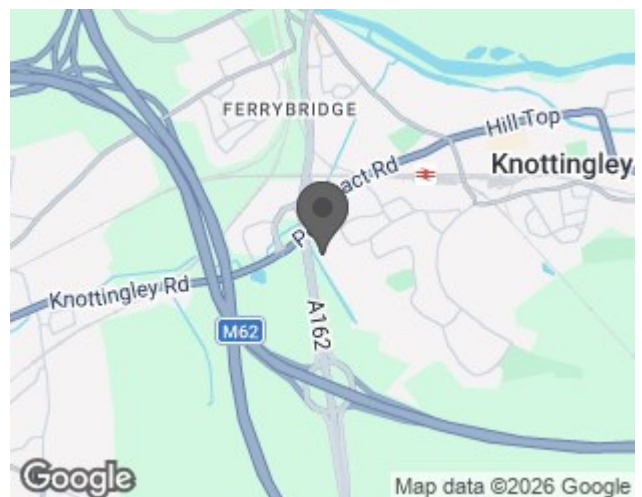


Total area: approx. 70.5 sq. metres (759.1 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	89
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1

Tenure: Freehold

THE SETTING

Seaton Crescent is set within the established community of Knottingley, a town well-served by a range of everyday amenities and access to local supermarkets, shops, parks, primary and secondary schools. The location further benefits from being just a short drive to Xscape in Castleford, offering a wide range of leisure activities and Junction 32 Outlet. For commuters, Seaton Crescent is ideally positioned with easy access to the A1(M) and M62 motorways and also rail links to nearby towns and major cities, making this location ideal for commuters.

THE PROPERTY

Upon entering the property, you're welcomed by a spacious entrance hall perfect for storing coats and shoes. Off the entrance hall is a handy downstairs cloakroom with wc and hand basin for added convenience. To the front of the property is spacious living room which has ample space for furniture and a large front-facing window that floods the room with natural light. The kitchen/diner is a generously sized space, with a range of modern base and wall units in sage green with matt black handles, laminate wood effect worktops, black basin with drainer, integral oven and hob then space for other appliances. The dining area has space for a 4-6 seater family dining table and French doors lead to the rear garden, perfect for everyday meals or casual entertaining.

Upstairs is the master bedroom with feature panelled wall, storage cupboard and ample space for bedroom furniture. The current owners have created an access from the master bedroom into the third bedroom and it is being used as a very stylish walk in wardrobe! This of course could very easily be converted back into a good sized single bedroom. The second bedroom is also a great sized double with ample space. The family bathroom is modern throughout with a 3 piece white suite and complimentary shower panel surrounding.

OUTSIDE SPACE

To the front of the property there is a driveway suitable for two cars and also has an EV charger installed.

To the rear is a good sized enclosed garden which benefits from a lawned area and decked patio area great for dining alfresco in the summer months.

In summary this is a property you can move your furniture into on day one and start enjoying living there straight away! The decor is stylish and neutral throughout, the kitchen and bathroom are modern and there is lots of space for young families! Viewing is essential to appreciate the space and style of property we have on offer.

Features

- Semi Detached • Three Bedrooms • Downstairs WC • Modern Throughout • Great Location • Large Rear Garden • Driveway • EPC Rating C • Council Tax Band B • Freehold



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