

HUNTERS®

HERE TO GET *you* THERE

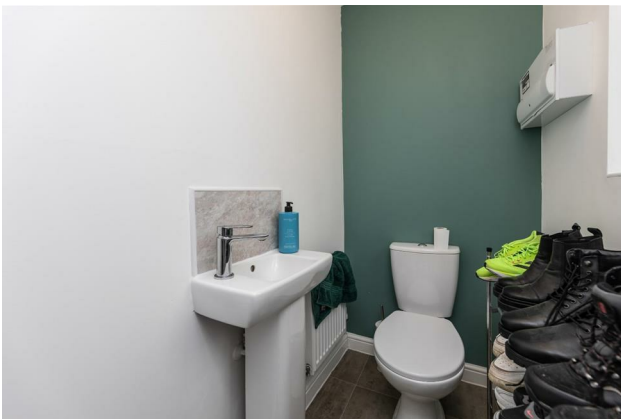
8 Pear Tree Grove, Knottingley, WF11 0FH

Offers In Excess Of £170,000

Property Images



Property Images

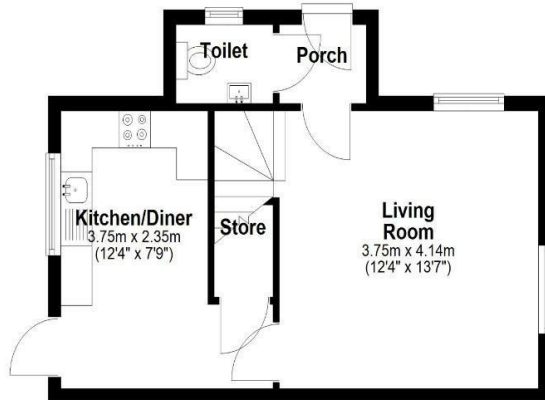


Floorplan



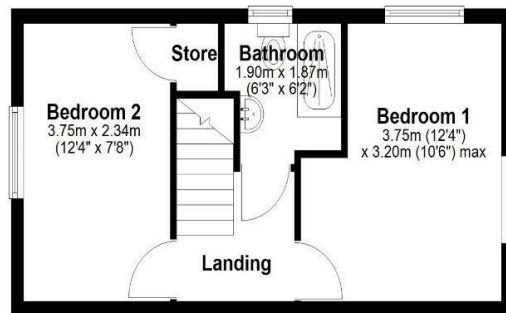
Ground Floor

Approx. 32.1 sq. metres (346.0 sq. feet)



First Floor

Approx. 28.6 sq. metres (308.0 sq. feet)



Total area: approx. 60.8 sq. metres (654.0 sq. feet)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(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: 2 Bathrooms: 1 Reception: 1

Tenure: Freehold

HUNTERS are delighted to introduce to the market this semi detached two-bedroom property situated in a sought-after estate in Knottingley. Briefly comprising; living room, kitchen/diner, downstairs w/c, porch, main bathroom, two double bedrooms. Viewing is essential to appreciate the space and style of the property on offer.

THE SETTING

The town of Knottingley offers a railway station with regular routes to Leeds, as well as supermarkets, eateries, and schools. Knottingley is in close proximity to its neighbouring towns, Pontefract and Castleford, and there are semi-rural villages within a short drive. This location also provides excellent M62 and A1 motorway links.

THE PROPERTY

Upon entering the property, you are greeted with the entrance porch, which is perfect for storing shoes, coats and bags, as well as the downstairs w/c. Following through to the living room, which is both spacious and homely, this room features multiple windows that provide ample daylight, continuing to the modernised kitchen, which has enough space for a dining table, perfect for family meals. On the first floor, there are two double bedrooms. The main bedroom features built-in wardrobes and floor-to-ceiling mirrors, while both rooms have extra space for a desk, which can be used as a dressing area or a small office space. Also on the first floor is the family bathroom, which comprises a WC, wash basin, and shower. An extra perk of this property is that there are multiple storage cupboards. One is located on the ground floor under the stairs, perfect for storing extra shoes and coats, etc. Another is located in the second bedroom, which could be used as a wardrobe, saving additional space in the room itself.

THE OUTSIDE

To the rear of the property is a generous private garden, perfect for relaxing after a long day or dining al fresco. To the side of the property is a tandem driveway, fitting two cars for your convenience.

In summary, this property provides versatile accommodation for professionals, young families, and buy-to-let landlords alike.

Features

• LARGE LIVING ROOM • KITCHEN DINER • 2 DOUBLE BEDROOMS • TANDEM DRIVEWAY • DOWNSTAIRS W/C • PORCH • LOTS OF STORGAE • FREEHOLD • EPC RATING B • COUNCIL TAX BAND A