

HUNTERS®

HERE TO GET *you* THERE



Fir Tree Court

Knottingley, Yorkshire, WF11 8FA

Offers In Excess Of £130,000



HUNTERS are proud to present this modern two-bedroom coach house, located in the highly sought-after town of Knottingley. Offering spacious and contemporary living throughout, this property is ideal for both families and investors alike, a home not to be missed.



A map of the Ferrybridge area in West Yorkshire. The River Aire flows from the top right towards the bottom left. Ferrybridge is on the left, Knottingley is on the right, and Hill Top is in the center. A red pin marks the location of Hill Top. The map includes labels for 'FERRYBRIDGE', 'River Aire', 'Hill Top', 'Knottingley', and 'Ponte Fract Rd'. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

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Ground Floor

Approx. 28.9 sq. metres (303.5 sq. feet)

Ground Floor plan showing a Garage (5.9m x 2.6m / 62'2" x 11'2"), an Entrance, and a set of stairs leading up.

First Floor

Approx. 40.2 sq. metres (431.8 sq. feet)

First Floor plan showing a central Landing with stairs leading up and down. The rooms include:
 - Bedroom 1: 3.7m x 4.5m (12'3" x 14')
 - Bedroom 2: 3.2m x 3.0m (10'6" x 9'8") with a built-in wardrobe
 - Bathroom: 1.7m x 3.0m (5'7" x 11'4")
 - Kitchen: 2.9m x 3.0m (10'0" x 9'8") with a built-in oven and sink
 - Lounge/Dining Room: 5.4m x 3.7m (17'9" x 12'2")
 - A Store area near the landing.

Total area: approx. 85.1 sq. metres (916.3 sq. feet)

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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