

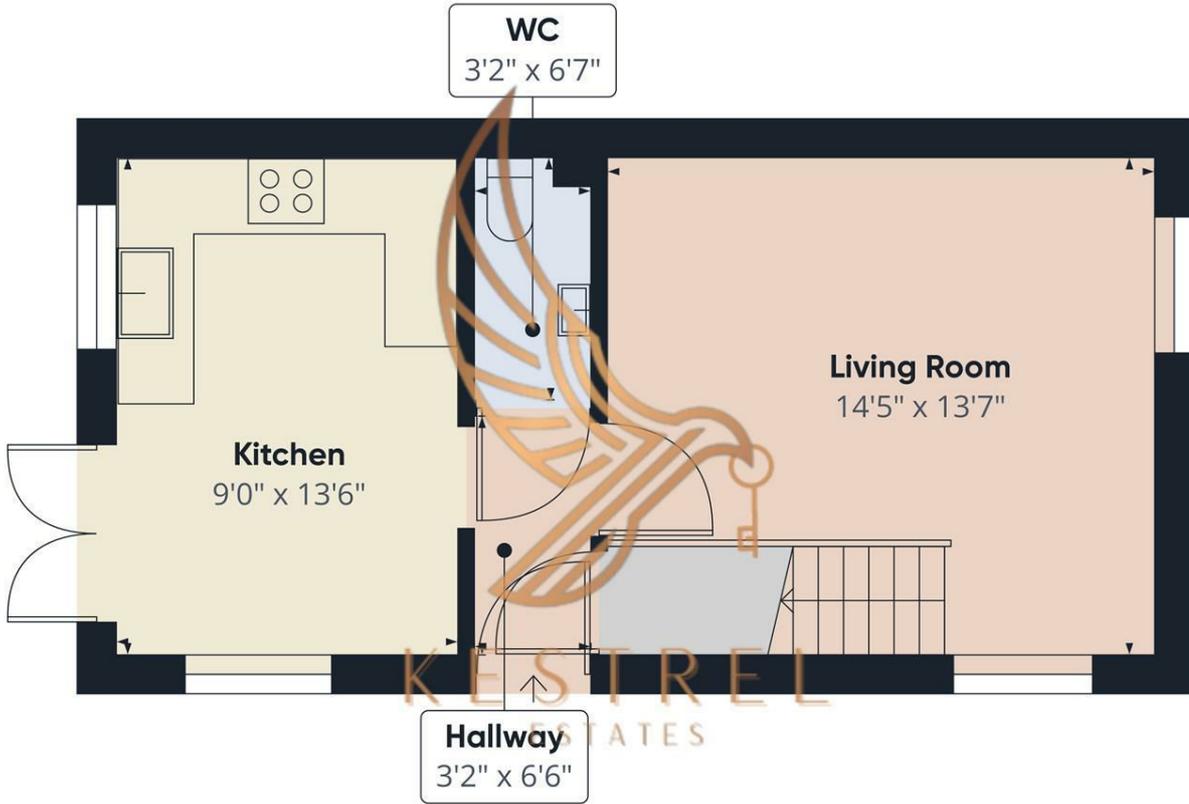


## 2 Pineberry Way, Knottingley, Pontefract, WF11 0PE

Step inside this beautifully presented 3-bedroom semi-detached home in the heart of Knottingley. Featuring a spacious kitchen/dining area, a convenient w/c, a beautiful lounge, three generous bedrooms, and a family bathroom, this property is designed for comfortable living. With parking for two cars right at your doorstep and a charming garden, convenience is at your fingertips. Situated on a corner plot, you'll enjoy easy access to schools, lush parks, and a variety of amenities. Whether you're a first-time buyer, a growing family, or looking to downsize without compromise, this home is an ideal choice. Don't miss out—schedule your viewing today!

- Perfect for Families or First Time Buyers
- Semi-detached
- Great Location
- Parking space for two cars
- Corner Plot
- Close to local shops and other amenities

**£170,000**



Approximate total area<sup>(1)</sup>  
374.87 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	
(81-91) B			
(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	