CROWN | ESTATE AGENTS

Springfield Avenue., Knottingley



Offers In Excess Of £180,000 3 1 2 67

An excellent opportunity to purchase this extended three bedroom semi detached home, offered to the market with no onward chain. Situated in a popular residential location in Knottingley, this spacious property is ideal for families, first time buyers or those looking to upsize. The ground floor extension provides additional living space, while outside the property benefits from off road parking, an attached single garage, and well maintained front and rear gardens. Conveniently located close to a range of local shops, supermarkets, schools and everyday amenities, with excellent road and public transport links and Knottingley train station, making commuting straightforward. Early viewing is highly recommended.



- No Onward Chain
- Great Location
- Great First Home
- Off Road Parking
- Garage
- Extended
- Mature Gardens
- EPC D

Ground Floor

Entrance Hall
Entrance in via a modern UPVC door, meter cupboard, stairs to first floor and access to all ground floor accommodation.

Dining Room
13'1" x 11'4" (3.99 x 3.47)
Generous dining room offers an ideal space for family meals with a beautiful bay window overlooks the front of the property.

Living Room
18'9" x 11'5" (5.73 x 3.49)
Spacious and light-filled living room with a large stone fireplace housing a modern gas fire.

Kitchen Diner
15'5" x 15'4" (4.71 x 4.68)
Spacious kitchen diner, featuring a modern fitted oven and ample worktop and storage space. With room for dining, wall and base units, window over looking the rear garden, electric hob and extractor fan, radiator and a second window over looking the side of the property.

First Floor

First Floor Landing
Bright and airy first-floor landing is enhanced by a side-facing window that fills the space with natural light.

Bedroom One
13'11" x 10'7" (4.26 x 3.23)
Spacious and well-proportioned double bedroom featuring a large bay window that fills the room with natural light. Fitted with an extensive range of built-in wardrobes, overhead storage and a dressing table.

Bedroom Two
12'6" x 11'4" (3.82 x 3.47)
Versatile double bedroom, enhanced by a comprehensive range of fitted bedroom furniture, including wardrobes, drawers and a dressing area, maximising both storage and floor space.

Bedroom Three
5'11" x 7'8" (1.82 x 2.36)
Bedroom Three/Study is a versatile room that lends itself perfectly to a home office, ideal for those working remotely. Benefitting from natural light and useful built-in storage, it also offers flexibility as a nursery, dressing room or single bedroom.

Bathroom
5'10" x 7'6" (1.80 x 2.29)
Family bathroom is fitted with a modern three-piece white suite, comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC.

External
Enclosed rear garden provides a private and low-maintenance outdoor space, ideal for relaxing or entertaining. Featuring a patio seating area & garden shed provides useful additional storage.

Garage
Integrated single garage with power with windows to the side.

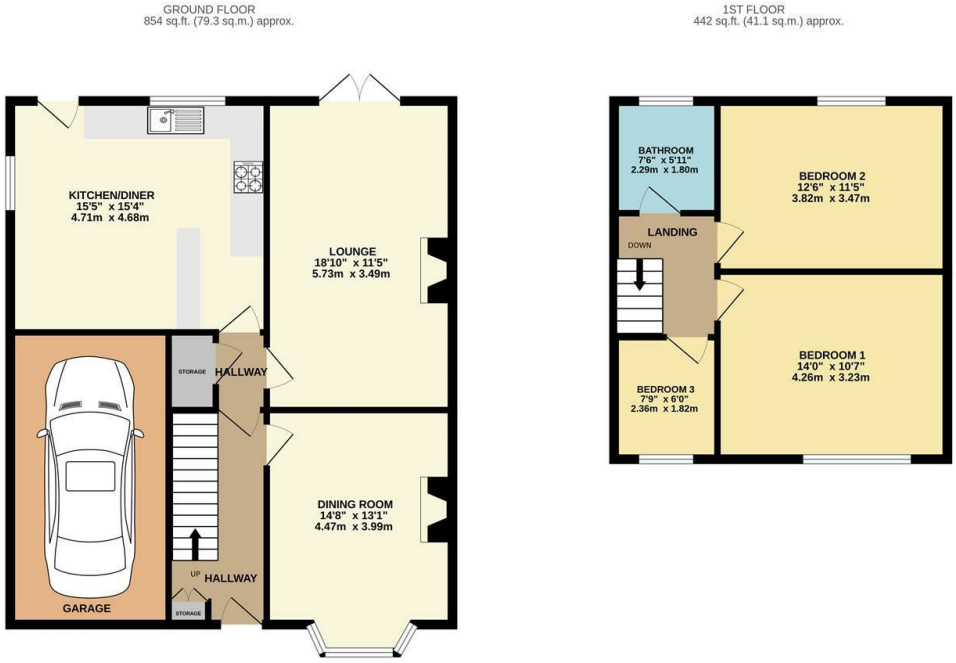








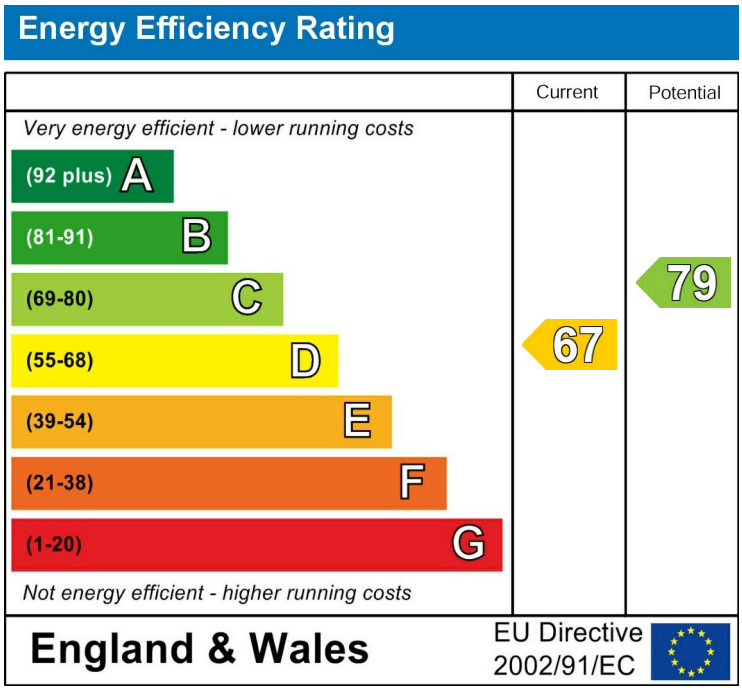

Floor Plan



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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