whitegates









Grove Lane, Knottingley, WF11

2 | 1 | 1 | EPC D

Asking Price: £255,000

Freehold



- CORNER PLOT IN A CUL DE SAC LOCATION
- BEAUTIFUL LOW MAINTENANCE MANICURED GARDENS TO ALL SIDES
- DETACHED GARAGE WITH PLUMBING AND POWER - POTENTIAL FOR AN OFFICE / WORKSHOP
- AMPLE OFF STREET PARKING
- TWO BEDROOMS, BATHROOM, LIVING ROOM AND KITCHEN
- EXCELLENT TRANSPORT LINKS, SCHOOLS AND AMENITIES NEARBY
- EPC RATING D - COUNCIL TAX C

Council Tax Band: C

WELL-PRESENTED TWO-BEDROOM DETACHED BUNGALOW –

This beautifully maintained two-bedroom detached bungalow sits on a generous, private plot with gardens and ample parking.

The property features a spacious hallway with storage and part-boarded loft access, a modern fitted kitchen with integrated oven and hob, and a bright living room with bay window and feature gas fireplace. There are two good-sized bedrooms and a stylish shower room with floor-to-ceiling tiling.

Externally, the home boasts manicured wrap-around gardens, block-paved parking for multiple vehicles, double iron gates, and a detached garage with power, plumbing, and utility area



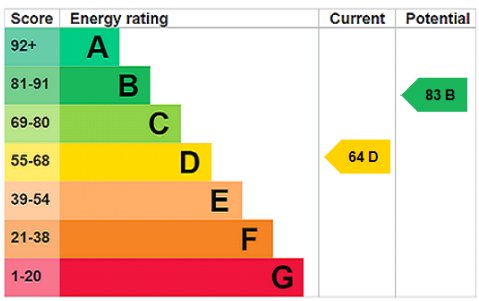






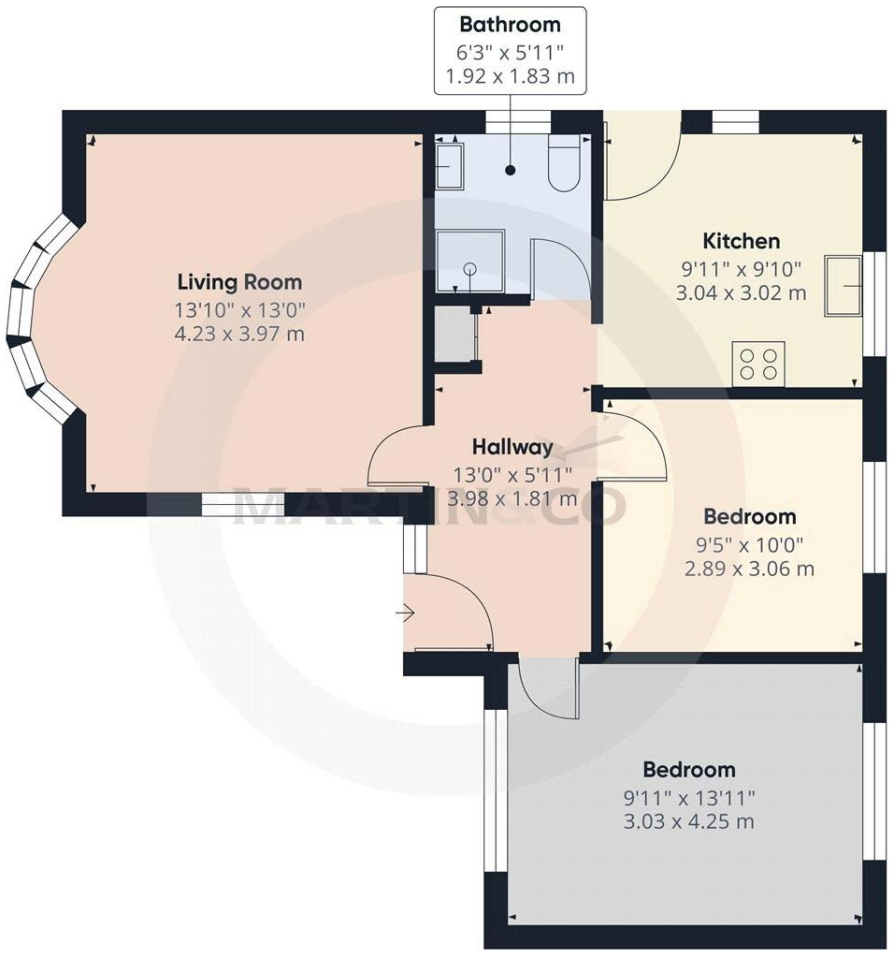





Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
64 D
83 B







Approximate total area[1]

656 ft²

60.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

01977 794 444

pontefract@whitegates.co.uk

www.whitegates.co.uk

Whitegates Pontefract

21 Beastfair, Pontefract, West Yorkshire, WF8 1AL

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.