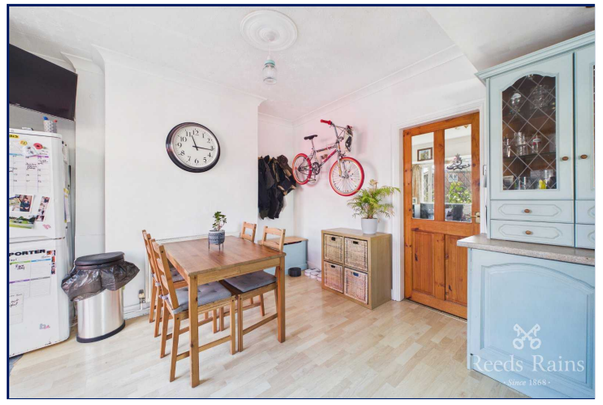
















Pinders Crescent, Knottingley,
West Yorkshire, WF11

Price Reduced to: £170,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Pinders Crescent, Knottingley, West Yorkshire, WF11

Price Reduced to: £170,000 Freehold

Council Tax Band: A
EPC Rating: TBC

Take a look at this spacious family home, offering generous living accommodation both inside and out. The property benefits from larger-than-average gardens and excellent off-road parking for several cars. Conveniently located close to a range of local amenities, this fantastic home would be ideal for first-time buyers or families alike. An early viewing is highly recommended to fully appreciate the space and potential this property has to offer.

Ground floor

Entrance Hall
Staircase leading to the first floor radiator.

Living Room
11'3" x 13'7" (3.43m x 4.14m)
Window overlooking the front elevation, feature fireplace with inset gas fire, doors leading to the dining kitchen, and radiator.

Dining Kitchen
15'1" x 11'6" (4.6m x 3.5m)
Country-style kitchen comprising a range of wall and base units with matching worktops, inset sink and drainer, built-in electric cooker, plumbing for washing machine, radiator, and doors leading to the rear garden.

FIRST FLOOR

Bedroom
13'3" x 11'11" (4.04m x 3.63m)
Window overlooking the front elevation, fitted wardrobes, and radiator.

Bedroom
7'1" x 11'7" (2.16m x 3.53m)
Window overlooking the rear elevation, radiator. Fitted wardrobes.

House Bathroom
5'5" x 5'11" (1.65m x 1.8m)
Window overlooking the rear elevation. Three piece suite comprising of wash hand basin , low level wc and bath with shower over, radiator.

Exterior
To the front of the property is a larger-than-average lawn with attractive flower borders. To the side of the property is a larger-than-average block-paved driveway, providing parking for several vehicles, leading to a detached garage with electric shutter roll. Also a charming bistro-style patio area. The whole is fully enclosed.

Council Tax
Council Tax A

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk