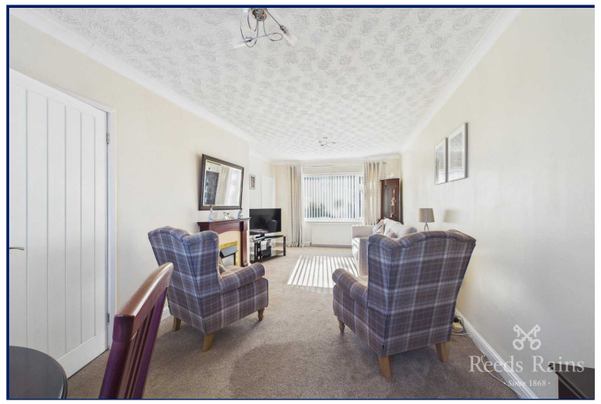
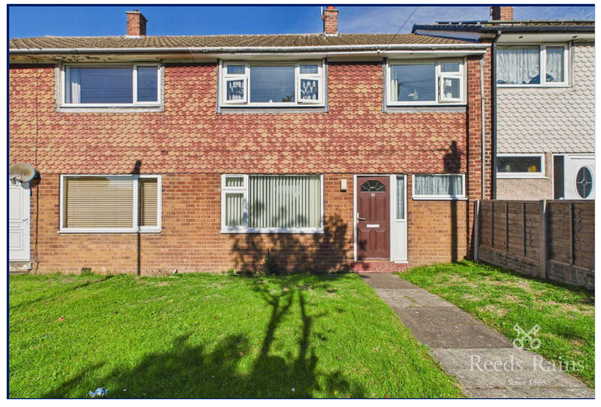




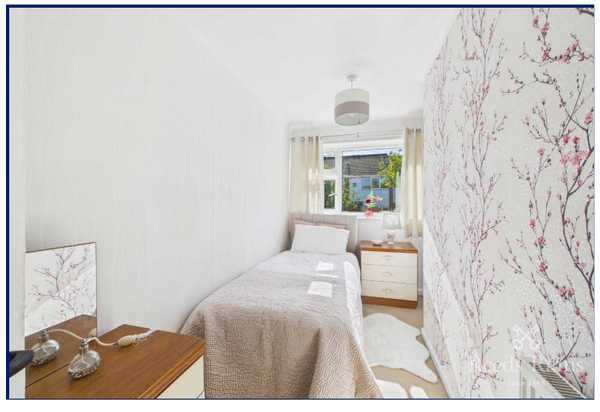












Tennyson Close, Knottingley, West Yorkshire, WF11

Price Reduced to: £155,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Tennyson Close, Knottingley, West Yorkshire, WF11

Price Reduced to: £155,000 Freehold

Council Tax Band: A
EPC Rating: C

Are you looking for a property that you can move straight into? Whether you are a first-time buyer looking to take your first step onto the property ladder or searching for the perfect family home, this property could be just what you are looking for. Ideally situated for access to local schools and offering excellent transport links to the motorway network, this home is perfectly positioned for both families and commuters.

Entrance Hall
stairs to the first floor, radiator.

Living Room
9'9" x 22'10" (2.97m x 6.96m)
A spacious lounge and dining area featuring windows overlooking both the front and rear elevations, allowing plenty of natural light throughout. The room is complemented by a feature fireplace with an inset fire, creating a welcoming focal point.

Dining kitchen
10' x 10'10" (3.05m x 3.3m)
Window overlooking the rear elevation. Fully fitted kitchen comprising a range of wall and base units with matching worktops, single-drainer sink with mixer tap, plumbing for a washing machine, radiator, gas cooker and extractor hood.

Utility Room
5'2" x 11'9" (1.57m x 3.58m)
Window overlooking the front elevation, with a range of fitted cupboards and worktops providing useful storage and preparation space.

first floor

Bedroom
11'6" x 11' (3.5m x 3.35m)
Window overlooking the front elevation, radiator.

Bedroom
11'6" x 11'11" (3.5m x 3.63m)
Window overlooking the front elevation, with radiator.

Bedroom
5'3" x 11'11" (1.6m x 3.63m)
Window overlooking the rear elevation, with radiator.

WC
One piece suite comprising of a low level WC.

Shower Room
Two-piece suite comprising a shower cubicle and vanity wash hand basin, with radiator.

Exterior
To the front of the property is a lawned garden area, with a pathway leading to the front door. To the rear of the property is a lawn area , boarders with shrubs and flowers.

Council Tax
Council Tax Band A

Agents Notes
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 detail

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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.



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

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.