



Grove Lane, Knottingley

£250,000


MARTIN&CO

Grove Lane, Knottingley

Bungalow - Detached
2 Bedrooms, 1 Bathroom

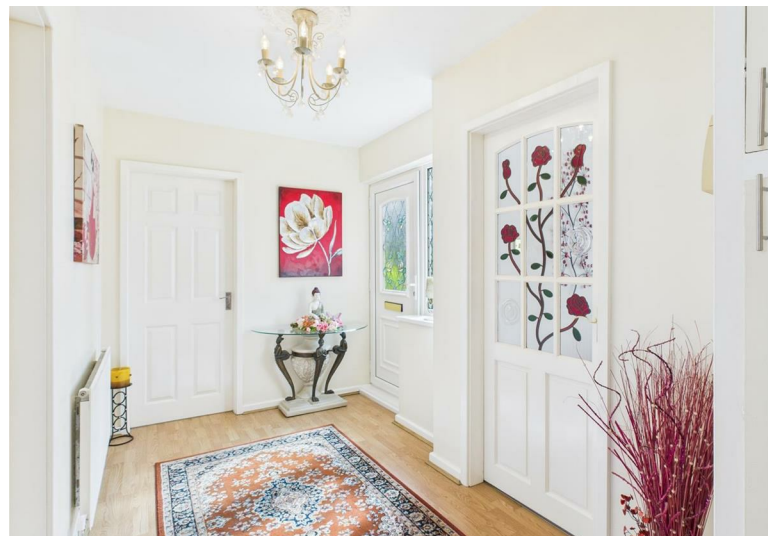
£250,000

- NO UPPER CHAIN
- LARGE 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
- LOTS OF POTENTIAL FOR FURTHER DEVELOPMENT
- EXCELLENT TRANSPORT LINKS, SCHOOLS AND AMENITIES NEARBY
- EPC RATING D - COUNCIL TAX C - FREEHOLD OPTIONS TO MAKE THE SPACE WORK FOR YOU

This two bedroom bungalow is one of its kind. Nestled in a cul-de-sac location, this property is ready to move into and is not one to miss out on.

The property comprises of a large entrance hallway with loft access, living room, house bathroom, kitchen and 2 good sized bedrooms. Outside, there is a detached single garage and a paved driveway, providing ample parking for your vehicle. The garden is mostly paved with one lawned area. There are also many plants, bushes and trees which add to the ambience outdoors.

Location is key and with excellent transport links, schools, and amenities nearby, convenience is at your doorstep! With no onward chain, this property appeals to a range of buyers looking to make this property their home. Early viewing is highly recommended to avoid missing out on this property!



Hallway
UPVC double glazed stained glass composite front door, UPVC double glazed window to the front elevation and gas central heating radiator. Housed in a cupboard off, the combi boiler was fitted in 2019 and serviced annually. Accessed via a pull down ladder, the loft is part-boarded, is insulated and has power supplied.

Kitchen
Composite door leads from the outside, UPVC double glazed window to the side elevation and gas central heating radiator. A comprehensive range of wall and base cupboard units with roll edge work surfaces incorporating an inset sink with mixer tap over and tiled splashback. Plumbing and space for an

automatic washing machine, space for a fridge freezer and integrated gas hob with extractor hood over and integral oven under.

Living Room
UPVC double glazed window to the side elevation, UPVC double glazed bay window to the front elevation and gas central heating radiator. A focal point being a gas fire with marble fireplace surround.

Bathroom
Comprising of pedestal hand wash basin, low flush WC, shower cubicle with mains fed shower over and chrome ladder-style heated towel radiator. Frosted UPVC double glazed window to the side elevation and floor to ceiling tiled walls.

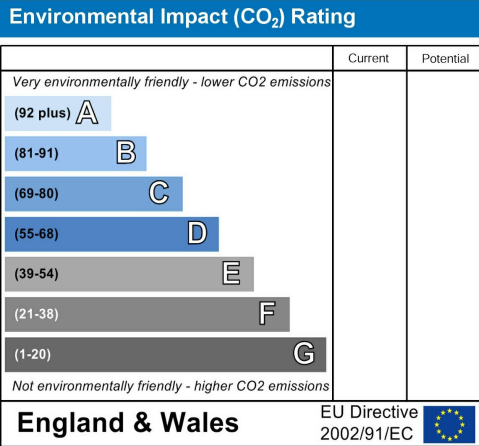
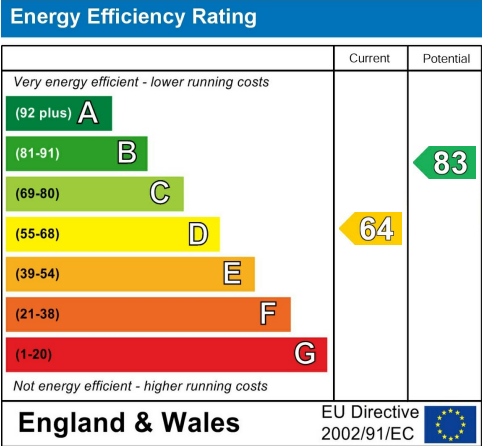


Bedroom
UPVC double glazed window to the rear elevation and gas central heating radiator.

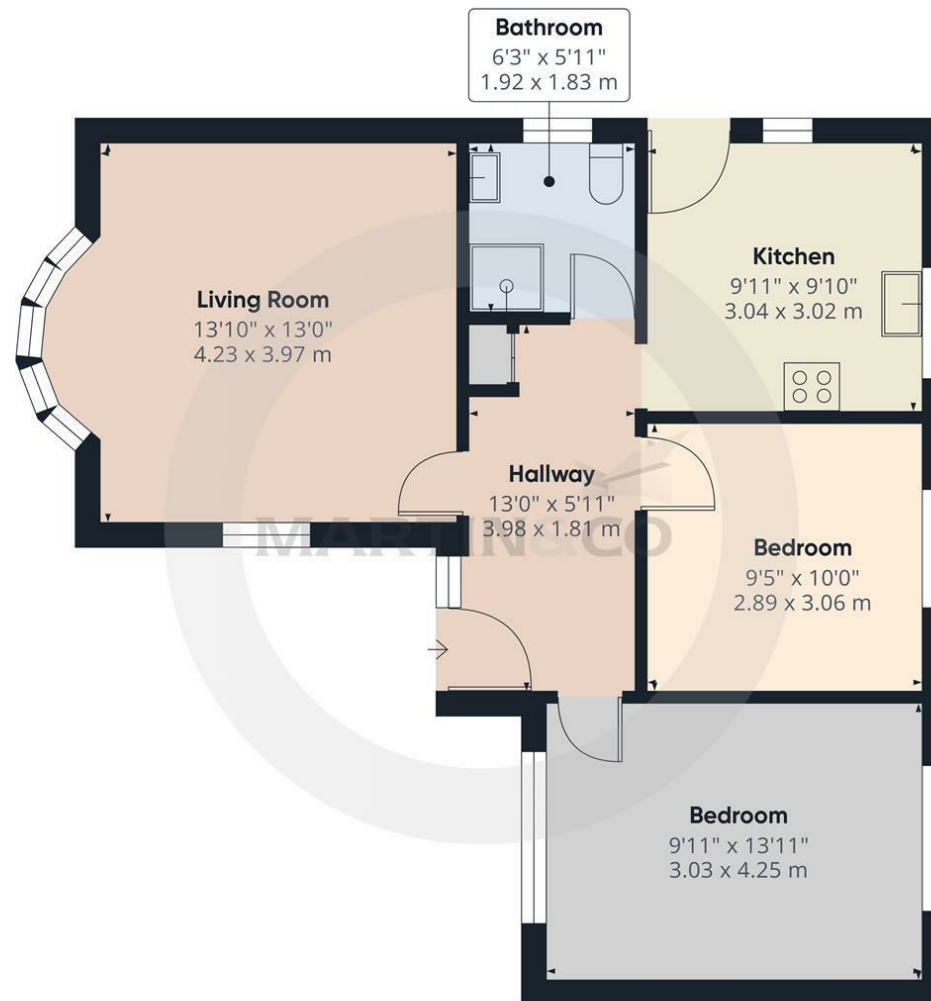
Bedroom
UPVC double glazed windows to the front and rear elevation, central heating radiator.

Outside
Low maintenance manicured gardens surround the property comprising of a lawned area with mature shrubs and planted borders, paved patio areas, pebbled planting areas and block paved off street parking with space for multiple vehicles all secured within hedging, walls and a set of double iron gates and single pedestrian gate. A single detached garage

with up and over door, frosted UPVC window, power and plumbing with utility area presents an opportunity for multiple uses.







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.

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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

