



Sunny Bank, Knottingley

£105,000


MARTIN&CO

Sunny Bank, Knottingley

House - Semi-Detached
2 Bedrooms, 1 Bathroom

£105,000

- SEMI DETACHED PROPERTY - IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- SEPARATE KITCHEN AND LIVING ROOM
- FAMILY BATHROOM UPSTAIRS AND TWO BEDROOMS
- LOW MAINTENANCE REAR GARDEN WITH CANAL VIEWS
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX A
- FREEHOLD
- EPC BAND D

This charming two-bed semi detached house is a delightful opportunity for first-time buyers and downsizers alike.

Downstairs, the property comprises of a separate kitchen and living room. Upstairs, you will find the family bathroom and two bedrooms. Outside, the property has an idyllic view overlooking the canal whilst boding a low maintenance rear garden.

Location is key and with this property, you can achieve the best of both worlds by being close to local amenities whilst being tucked away in a quiet location by the canal.

Do not miss out on the chance to transform this property into the perfect property for you.



KITCHEN

UPVC entry door leads into the kitchen having a range of fitted wall cupboard and base units with laminated work surfaces incorporating a single bowl sink/drainers with mixer tap over and tiled splashbacks, freestanding cooker, central heating radiator and UPVC double glazed window to the front elevation.

LIVING ROOM

With UPVC double glazed patio doors leading out to the rear garden, feature fireplace, central heating radiator, UPVC double glazed window to the rear elevation.

HALLWAY

With stairs leading to

LANDING

With doors leading off to

BEDROOM

UPVC double glazed window to the rear elevation, central heating radiator.

BEDROOM

UPVC double glazed window to the front elevation, central heating radiator, storage cupboard.

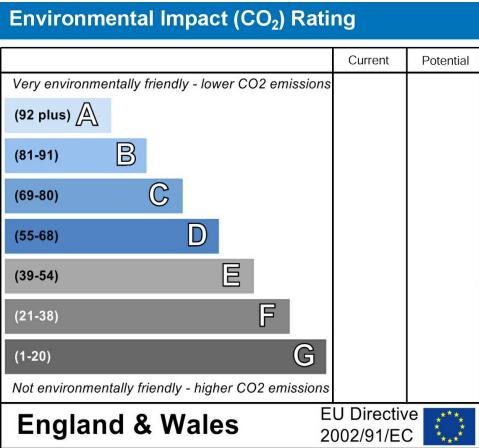
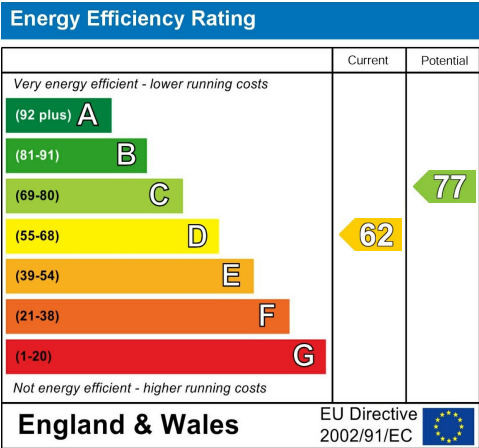
BATHROOM

Having a white three piece suite including a bath, pedestal hand wash basin and low flush WC, wall mounted vanity cupboard.

OUTSIDE



To the front of the property, a small buffer garden. To the rear of the property, a patio garden with canal views, mature fruit tree and a wooden storage shed.





Ground Floor



Floor 2

Approximate total area⁽¹⁾

475 ft²
44.1 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

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