



2 Bed
Bungalow -
Detached
located in
Knottingley

Offers In Excess Of
£275,000



High Street
Brotherton
Knottingley
WF11 9FB

****NEW**FULLY MODERNISED
THROUGHOUT**GARAGE**SPACIOUS GARDEN TO THE REAR****

Lead In

Situated in the heart of Brotherton, Knottingley, this exceptional bungalow on High Street offers an outstanding combination of comfort, style, and convenience. Presented to show home standard throughout, the property has been finished to an impeccable level, creating a home ready to move straight into and enjoy. Ideally located, it provides excellent access to local amenities, schools, motorway links, and public transport connections, making it perfect for a range of buyers.

From the moment you arrive, the attractive frontage gives an immediate sense of the quality and care found throughout the home. Internally, the bungalow benefits from a thoughtfully designed layout that maximises both space and natural light, with beautifully presented rooms offering a stylish yet welcoming atmosphere. Every area of the property has been carefully maintained and enhanced to a superb standard.

Externally, the home continues to impress with well-kept outside space and the added advantage of a garage, providing secure parking, storage, or additional practicality.

Perfectly positioned for commuters while still enjoying the peace and charm of village life, this wonderful property is likely to appeal to downsizers, professionals, or anyone seeking high-quality single-level living without compromise. Early viewing is highly recommended, as bungalows of this calibre in Brotherton are rarely available and demand is expected to be strong.

Kitchen Diner
16' x 10'6"

Fitted with a modern range of high and low level kitchen units with quartz worktops. Integrated appliances include dishwasher and washing machine. Space for a double fridge freezer. Double oven and electric hob. Extractor hood. Stainless steel sink drainer with

mixer tap. Spotlights to the ceiling. Gas central heated radiator. UPVC double glazed window to the front elevation.

Hallway
6'5" x 3'1"

Access to both bedrooms, bathroom, kitchen diner and living room.

Living Room
12'8" x 22'5"

Roof velux windows and patio doors at the rear which lead out onto the private garden. Gas central heating radiator. UPVC double glazed windows to the front elevation.

Bedroom One
11'3" x 10'7"

Gas central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Two
7'11" x 10'6"

Gas central heated radiator. UPVC double glazed window to the rear elevation.

Bathroom
6'6" x 6'11"

White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Panel bath with chrome mixer tap. Wall mounted LED anti steam mirror. Extractor fan. Tiled flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the side aspect.

Garage
14'8" x 9'2"

Electric door. Power and lighting.

Externally

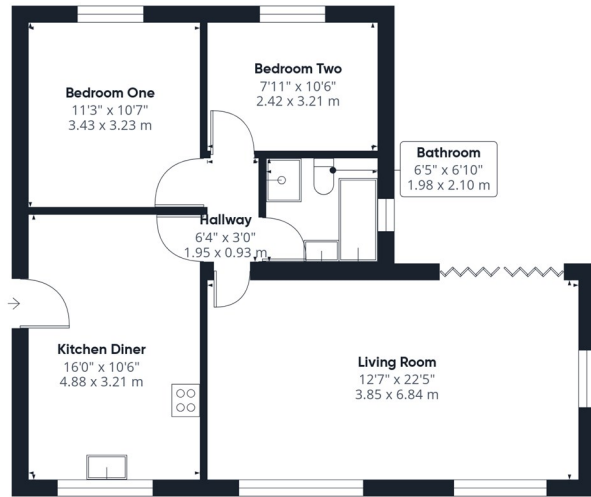
To the rear is a secluded garden which is landscaped to a high standard with artificial lawn planting areas composite decking and patio areas. Side access gate will lead to the driveway. Outdoor tap and lighting. Electric sockets.



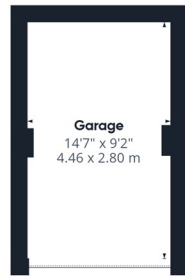


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Floor 0 Building 1



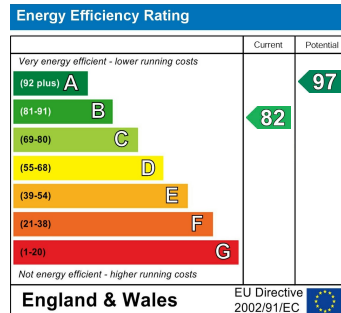
Floor 0 Building 2

Approximate total area⁽¹⁾
 873 ft²
 81.2 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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