

4 Bed

House - Townhouse

located in

Knottingley

£240,000







enfields

The Wharf

Knottingley

WF11 8BT

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Lead In

Situated in one of Knottingley's most picturesque locations, this exceptional four-bedroom townhouse enjoys an enviable position overlooking the beautiful canal, offering a truly peaceful setting where you can watch swans, local wildlife and canal boats gently cruising by. Properties in this sought-after position rarely come to the market, and the stunning waterside outlook is undoubtedly one of this home's most desirable features.

Beautifully presented throughout, the current owners have modernised the property to an exceptional standard, with no expense spared. Boasting stylish new kitchen and bathroom suites, this turnkey home is ready for its next owners to move straight in and enjoy.

The ground floor has been thoughtfully adapted to provide a versatile fourth bedroom, alongside a utility room which could equally be used as a home office, depending on your family's needs.

To the first floor, you'll find a spacious and light-filled lounge, together with a contemporary open-plan kitchen and dining area, creating the perfect space for entertaining. A convenient WC completes this level.

The second floor offers three generously sized bedrooms, including a superb principal bedroom with its own modern en-suite, alongside a stylish family bathroom.

Externally, the property continues to impress with a beautifully landscaped rear garden, ideal for relaxing or entertaining, while a double driveway provides ample off-road parking.

Despite its tranquil canalside setting, the property is perfectly positioned within easy reach of Knottingley town centre, the railway station, excellent local schools and a wide range of everyday amenities, making it an ideal choice for commuters and families alike.

Homes offering this combination of modern living, versatile accommodation and breath-taking waterside views are rarely available. Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.

Hallway
6'8" x 3'11"
Access to the office / utility room. Carpeted throughout.

Office / Utility Room
12'5" x 6'7"
Access to bedroom four. Option to reconnect plumbing for washing machine. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Four
13'7" x 9'9"
Carpeted throughout. Central heated radiator. UPVC double glazed French doors leading to the rear garden.

Landing
16'1" x 3'6"
Access to WC, kitchen / living area and stairs leading to the second floor. Carpeted throughout. Central heated radiator.

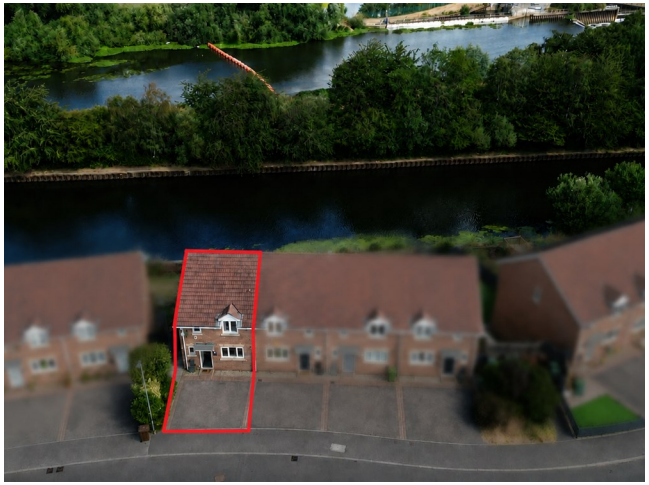
WC
5'10" x 2'11"
WC low level flush. Wash hand basin with chrome mixer tap. Chrome central heated towel rail. Full height wall tiling. Wood effect flooring. UPVC double glazed frosted window to the front aspect.

Kitchen Diner
16'7" x 9'7"
A range of high and low level kitchen units with integrated appliances including oven, hob, extractor hood and microwave. Space for an American style fridge/freezer. Space for a dishwasher. Sink with drainer and mixer tap. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Living Room
9'7" x 16'7"
UPVC double glazed French doors leading to the Juliette balcony that looks over the rear garden. Carpeted throughout. UPVC double glazed window to the rear elevation.







Landing
9'8" x 3'1"
Access to three bedrooms and the house bathroom. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Bedroom One
9'8" x 9'9"
Access to en suite. Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite
4'6" x 6'10"
White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Full height wall tiling. Tiled effect flooring. Chrome central heated towel rail.

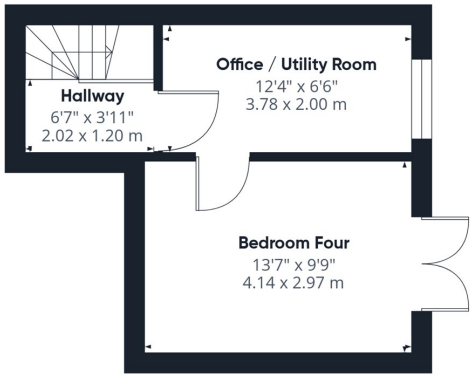
Bedroom Two
11'5" x 9'10"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three
9'7" x 6'6"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

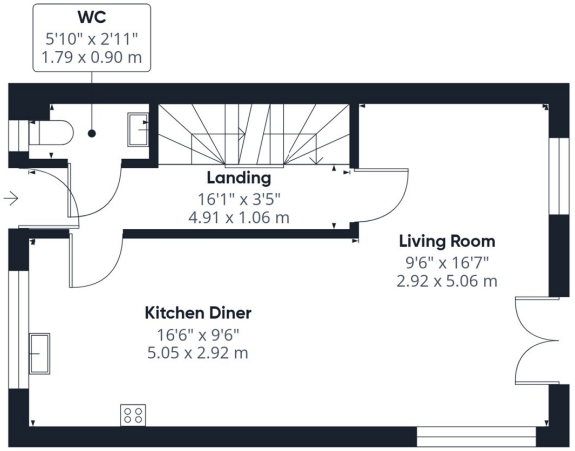
Bathroom
6'3" x 7'5"
White suite comprising of panel bath with shower screen, matte taps and mains feed shower. WC with low level flush. Wash hand basin with mixer tap. Extractor fan. Partially tiled walls. Central heated towel rail. UPVC double glazed frosted window to the front aspect.

External
The property enjoys an attractive end-townhouse position with a block-paved driveway providing off-road parking. A well-maintained frontage is complemented by mature shrub borders and gated side access leading to the rear garden.

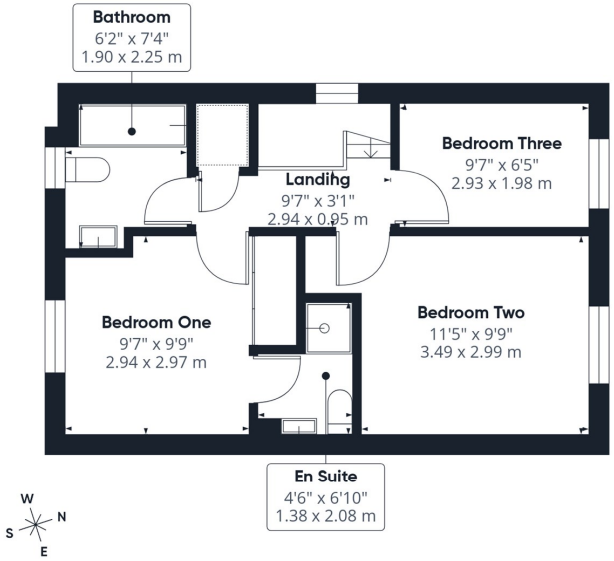
The rear garden is a particular feature of the home, enjoying an enviable waterside position with open views across the canal and mature woodland beyond. Thoughtfully landscaped, the garden offers a generous lawn, an extensive composite decked seating area ideal for outdoor dining and entertaining, and a further decked terrace overlooking the water.



Floor -1



Floor 0



Floor 1

Approximate total area(1)

1034 ft²

96.1 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.

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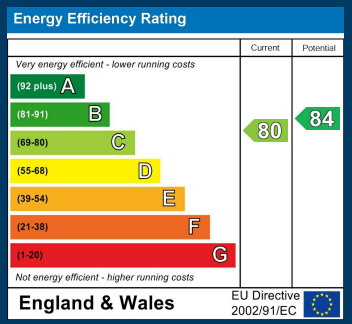

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