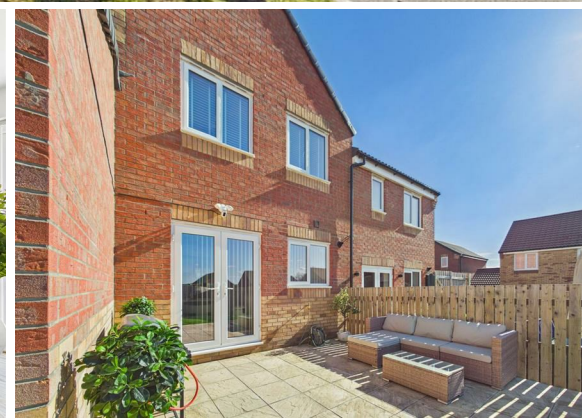
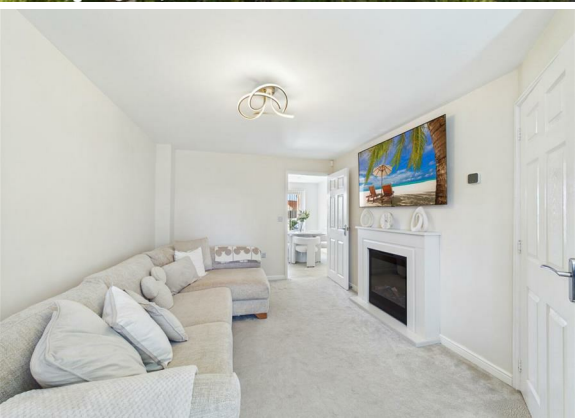




3 Bed
House - Semi-
Detached
located in
Knottingley
£200,000

Digitally Altered



enfields

Pear Tree Mews
Knottingley
WF11 0FN

****NEW**HIGHLY MOTIVATED SELLERS**SHOW HOME STANDARD****

Lead In

A beautifully presented two-bedroom semi-detached home, built in 2023 and offered in true turn-key condition, situated on the popular Rainsborough Park development in Knottingley. This modern property provides an ideal setting for first-time buyers or those looking to downsize.

The accommodation is finished to a high standard throughout, offering a contemporary and low-maintenance living space ready to move straight into. The property benefits from a convenient location with excellent local amenities nearby, as well as superb transport links including easy access to the A1 and M62 motorway networks. Knottingley train station and local bus routes are also within close reach, making it ideal for commuters.

This is a fantastic opportunity to secure a modern home in a popular and well-connected residential area. An early viewing is strongly recommended to fully appreciate the location, condition, and lifestyle this home has to offer.

Hallway
5'4" x 5'5"

Access to the living room and the stairs leading to the first floor. Carpeted throughout. Central heated radiator.

Living Room
10' x 16'1"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front exterior.

Kitchen Diner
13'5" x 10'9"

Modern range of high and low level kitchen units with integrated appliances including oven with hob and extractor hood. Option to reconnect plumbing for washing machine. Space for fridge / freezer. Access to WC. UPVC double glazed French door leading to the rear elevation. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

WC
3'2" x 5'6"

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator.

Landing
6' x 9'3"

Access to all three bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

Bedroom One
11'6" x 8'2"

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevation.

Bedroom Two
7'2" x 12'3"

Carpeted throughout. Central heated radiator. UPVC double glazed windows to the rear elevation.

Bedroom Three
6' x 8'11"

Carpeted throughout. Central heated radiator. UPVC double glazed windows to the rear elevation.

Bathroom
7'2" x 5'11"

White suite comprising of wash hand basin with chrome mixer tap. WC with low level flush. Panel bath with chrome taps, shower screen and mains feed shower. Extractor fan. Wood effect flooring. Chrome central heated towel rail.

External

This attractive semi-detached home presents a modern and well-maintained frontage. The property benefits from a neatly landscaped front garden with a lawn and low-level planting, creating a welcoming first impression. A private driveway to the side provides off-road parking and leads to a single garage, offering additional storage or secure parking.

To the rear, the property boasts a generous, enclosed garden—ideal for families and outdoor entertaining. The space is mainly laid to lawn, offering plenty of room for recreation, while a paved patio area directly outside the rear doors provides the perfect spot for seating and dining. The garden is bordered by timber fencing, ensuring privacy and security, and also includes a useful side access point. A detached garage is accessible from the driveway, and the overall layout creates a practical yet inviting outdoor environment.

These particulars are prepared in good faith and in accordance with current consumer protection legislation, using information provided by the vendor. Whilst we take reasonable steps to ensure that the details are accurate and not misleading, we have not independently verified all information and cannot guarantee its completeness or accuracy. The particulars are intended as a general guide only and do not constitute part of an offer or contract. All descriptions, measurements, references to condition, services, tenure, planning matters, and other material information should be independently verified by prospective purchasers through inspection, survey, and appropriate professional enquiries.





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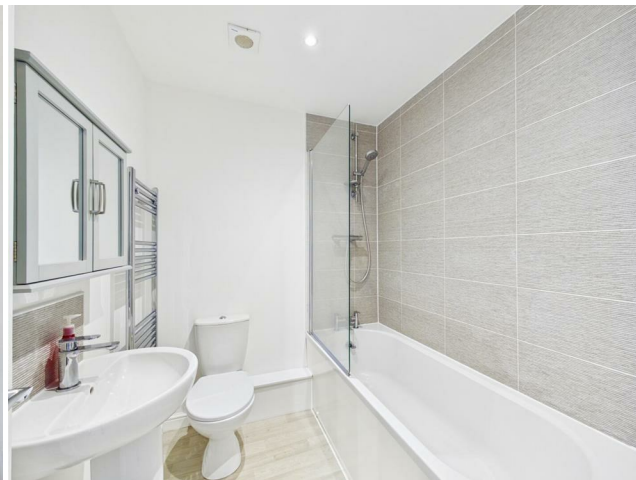
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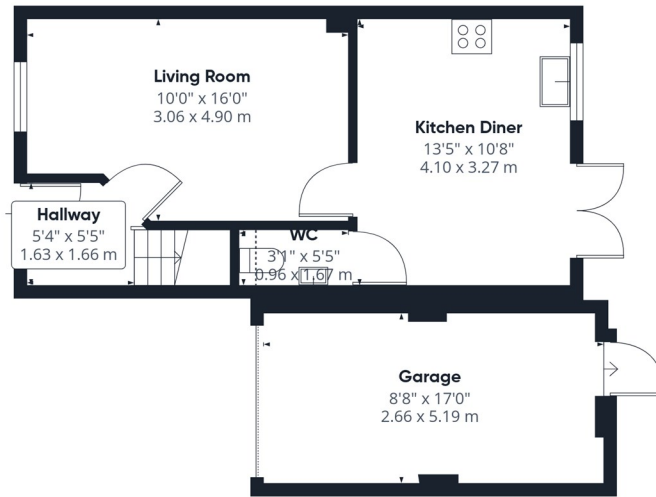
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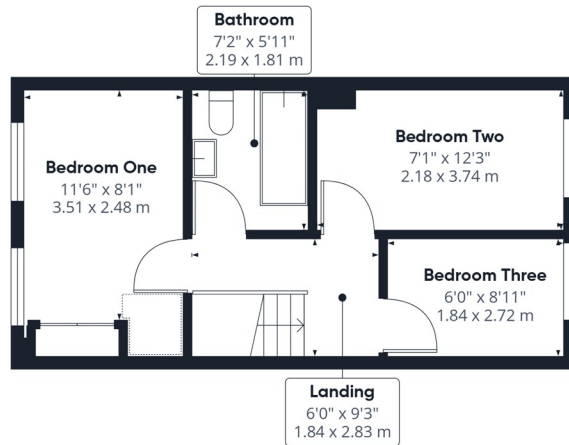
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Floor 0



Floor 1



Approximate total area⁽¹⁾

823 ft²
76.5 m²

Reduced headroom

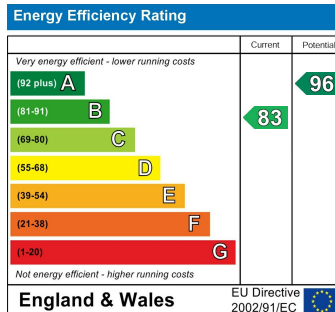
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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