



2 Bed
House - Semi-
Detached
located in
Knottingley
£180,000



enfields

Oak Tree Way
Knottingley
WF11 0FB

****NEW**DRIVEWAY AND GARAGE**ENCLOSED REAR GARDEN**MODERN THROUGHOUT****

Lead In

Oak Tree Way is a beautifully presented two-bedroom semi-detached home, situated on a sought-after modern development built by Gleeson Homes in Knottingley.

These homes continue to prove extremely popular with a wide range of buyers thanks to their modern design, practical layout and excellent commuter links. Finished to a high standard throughout, the property offers modern fixtures and fittings alongside well-maintained accommodation ready to move straight into.

The ground floor features a stylish kitchen diner to the rear, overlooking the landscaped rear garden and creating an ideal space for both everyday family living and entertaining.

To the first floor are two well-proportioned bedrooms, while externally the property also benefits from a garage and additional off-street parking.

Homes of this standard rarely remain on the market for long, particularly with Knottingley train station, local amenities and motorway networks all close by.

Early viewing is highly recommended — call now to arrange your appointment.

Entrance Hall
3'10" x 4'5"

Access to the living room and stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Living Room
14'10" x 9'10"

Access to kitchen diner. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen Diner
7'10" x 13'4"

Access to WC. UPVC double glazed French doors leading to the rear. Modern range of high and low level kitchen base units with integrated appliances such as oven with electric hob and extractor hood over. Sink with drainer and chrome mixer tap. Option to reconnect plumbing for washing machine. Space for fridge / freezer. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

WC
5'1" x 3'2"

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

Landing
5' x 5'10"

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

Bedroom One
10'1" x 9'10"

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

Bedroom Two
12'8" x 7'2"

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

Bathroom
7'3" x 5'11"

White suite comprising of wash hand basin with chrome taps. WC with low level flush. Panel bath with chrome taps, shower screen and mains feed shower. Extractor fan. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.

External

Attractive modern semi-detached home with a well-maintained front lawn, private driveway providing off-street parking, and detached garage with up-and-over door.

Enclosed rear garden mainly laid to lawn, offering an ideal outdoor space for families and entertaining. The garden is bordered by timber fencing for privacy and features a paved patio seating area with direct access from the property.

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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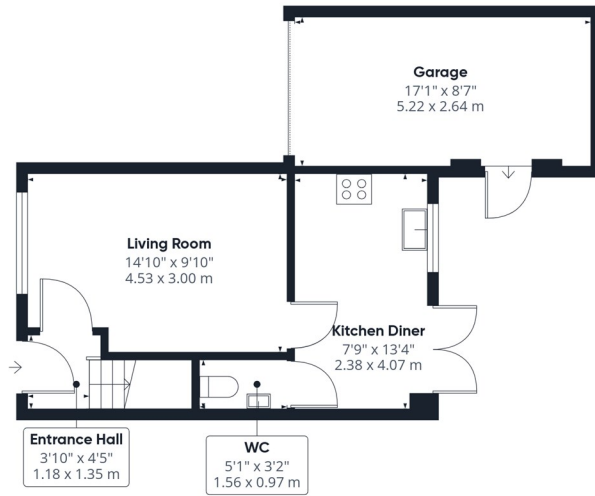
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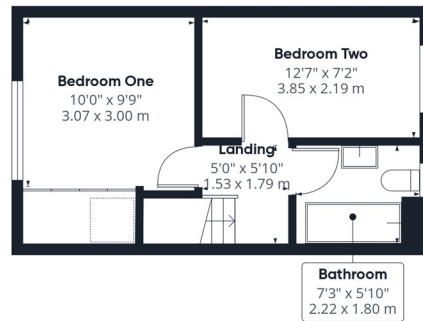
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Floor 0



Floor 1

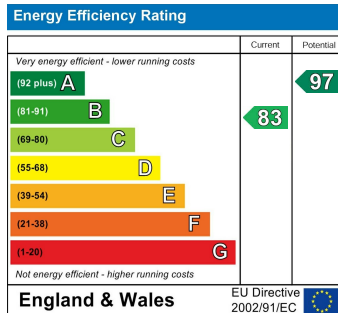


Approximate total area⁽¹⁾
728 ft²
67.5 m²

(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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