

3 Bed

House - Semi-Detached

located in Knottingley

£180,000







enfields

Cleveland Avenue
Knottingley
WF11 8EN


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Lead In
Offered to the market with no onward chain, this well-maintained three-bedroom semi-detached home presents an excellent opportunity for a wide range of buyers. Having been lovingly cared for by its current owners for many years, the property is ready to move straight into while also offering fantastic potential for modernisation, allowing the next owner to create a home tailored to their own taste and style.

The accommodation includes a spacious open-plan lounge and dining area, creating a bright and welcoming living space ideal for both everyday family life and entertaining. Upstairs, there are three well-proportioned bedrooms alongside a modern shower room.

Externally, the property enjoys attractive front and rear gardens that have been beautifully maintained, featuring an array of established plants and shrubs. A separate summer house provides additional versatile space, perfect for relaxing, working from home or pursuing hobbies.

Ideally situated close to Knottingley town centre, the property benefits from excellent access to local shops, well-regarded schools, supermarkets, train stations and regular bus services. The area also offers convenient commuter links to neighbouring towns and cities via the motorway network.

Properties in this sought-after location are always in demand, and with its excellent condition, generous accommodation and huge potential, we expect this home to attract strong interest. Early viewing is highly recommended to avoid disappointment.

Entrance Hall
5'11" x 11'7"
Access to the kitchen and living room. Carpeted throughout. Central heated radiator.
UPVC front entrance door.

Kitchen
9'4" x 9'10"
A range of high and low kitchen units with wood effect worktops over. Stainless steel sink with a chrome tap. Integrated electric oven. Four ring gas hob. Plumbing for a washing machine. Tiled flooring. The boiler is mounted to the wall. UPVC double glazed window to the rear elevation. UPVC door leading to rear garden.

Living Room / Dining Room
12'6" x 21'9"
UPVC double glazed window to the front elevation. Carpeted throughout. Feature marble fireplace with a gas fire. Central heated radiator. UPVC Sliding doors leading to the rear garden.

Landing
5'10" x 7'4"
Carpeted throughout. UPVC double glazed window to the side elevation. Access to the loft. Storage cupboard.







Bathroom
7'11" x 5'6"
A three piece suite comprising a low level WC. Wash hand basin with mixer tap and a curved corner shower enclosure with glazed sliding doors and electric shower. Fully tiled walls and tiled flooring. UPVC double glazed window to the rear and side elevation. Ceiling spotlights. Panelled ceiling. Towel radiator.

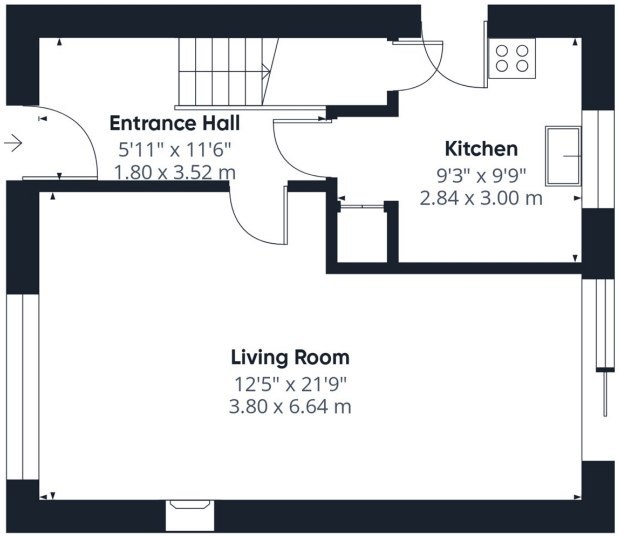
Bedroom One
10'2" x 12'4"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Two
10'6" x 9'4"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

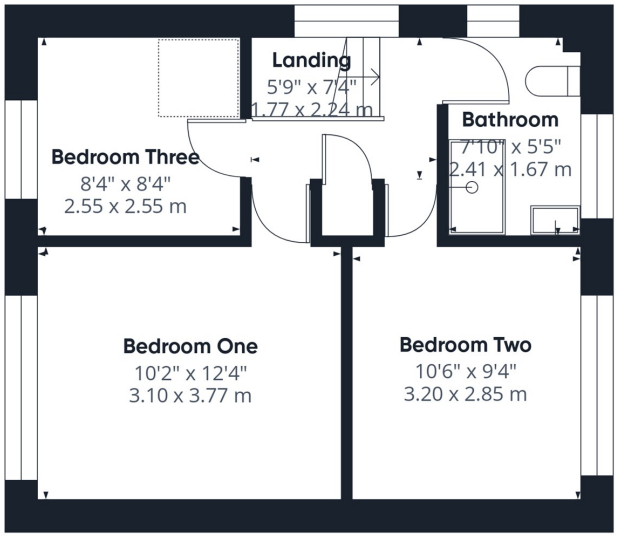
Bedroom Three
8'4" x 8'4"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

External
The property enjoys an attractive position with a well-maintained front garden, featuring a neatly lawned area, mature shrubs and colourful planted borders, creating an appealing first impression. A generous driveway to the side provides ample off road parking

To the rear, the enclosed garden has been thoughtfully landscaped for ease of maintenance, comprising a paved patio seating area, a level lawn and well-stocked flower beds. The garden is fully enclosed by timber fencing, providing a good degree of privacy, and also benefits from a timber summer house and separate garden shed, both offering useful outdoor storage and versatile space for hobbies or relaxation.



Floor 0



Floor 1



Approximate total area(1)

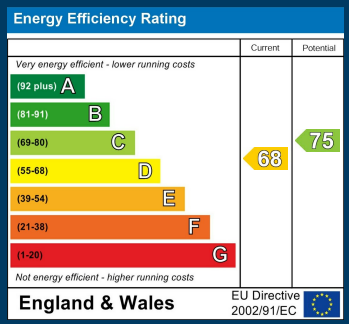
791 ft²

73.5 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.

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