



School Croft | Brotherton | WF11 9ES

£220,000

Three bedroom three storey semi-detached | Council Tax Band B | EPC Rating C

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***STUNNING THROUGHOUT * ENVIABLE TUCKED AWAY LOCATION * DECEPTIVELY LARGE. ***

This home is extremely well presented throughout and includes three double bedrooms, a family bathroom, en-suite to the master, kitchen open-plan to a marvellous living room with doors opening out into the garden. The property has a full alarm system.

This property would suit first time buyers and growing families alike and is in a very good location.

This home is located close to a full range of local amenities found within Knottingley and Pontefract town centres as well as Glasshoughton Freeport all of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses, parkland, lakes, woodland and open countryside. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

Ground Floor

Hall

Composite double-glazed entrance door, wood flooring, radiator, stairs to the first floor and doors to the WC and lounge.

WC

Continuation of flooring from the hall, vanity housed wash hand basin, push flush WC, radiator and an extractor.

Lounge/Diner 5.13m x 4.32m (16'10" x 14'2")

Continuation of flooring from the hall with PVCu double-glazed French doors to the rear garden, radiator, cupboard, open recess to the kitchen and wall mounted remote control electric log effect fire.

Kitchen 3.40m x 2.06m (11'2" x 6'9")

Boasting a modern range of gloss white wall and base units with laminate work surfaces and matching upstand. Inset sink and drainer, integrated hob, oven and extractor over. Integrated fridge/freezer, slimline dishwasher, washer dryer and wine cooler. PVCu double-glazed window to the front aspect and ceiling downlighters.

First Floor

Landing

Stairs to the second floor landing and doors to rooms.

Bedroom 3.09m x 4.32m (10'2" x 14'2")

Two PVCu double-glazed windows to the front with a radiator beneath.

Bedroom 2.46m x 4.34m (8'1" x 14'3")

PVCu double-glazed window to the rear with a radiator beneath.

Bathroom

Comprising a three piece suite having a straight panelled bath with shower and screen over, push flush WC and vanity wash hand basin. Tiled flooring, part tiled walls, chrome central heated towel warmer, extractor and downlighters to the ceiling.

Second Floor

Landing

Doors to a store cupboard and the bedroom.

Master Bedroom 3.99m x 4.34m (13'1" x 14'3")

Two double-glazed skylights, two radiators and a door to the en-suite.

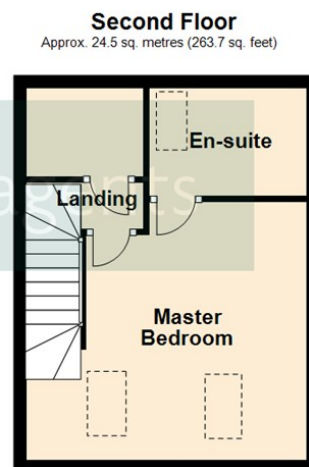
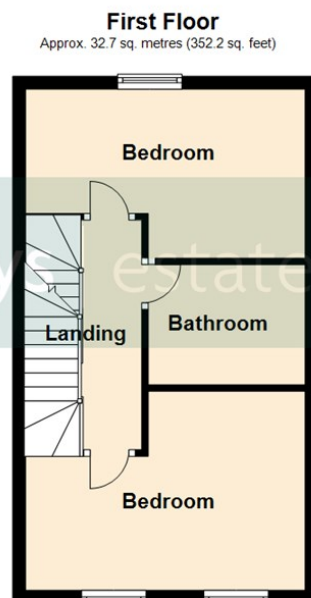
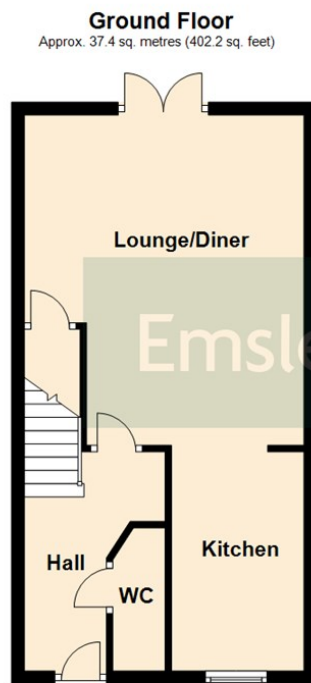
En-suite

Comprising; a single shower enclosure, unit housed push flush WC and wash hand basin. Tiled flooring, chrome central heated towel warmer, extractor and a double-glazed skylight.

Exterior

To the front is parking for two cars with access to the rear via a footway. The rear has an immaculate well enclosed garden with a flagged patio, shed and artificial lawn.





Total area: approx. 94.6 sq. metres (1018.1 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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