



**Weeland Road  
Knottingley  
West Yorkshire  
WF11**

**Offers In Excess Of £250,000**

**bettermove** 

# Weeland Road Knottingley

Bettermove are proud to present this 3 bedroom detached house in Knottingley, available with no forward chain.

This property benefits from high performance glazing, and gas central heating throughout, with off road parking available for multiple vehicles, via the driveway.

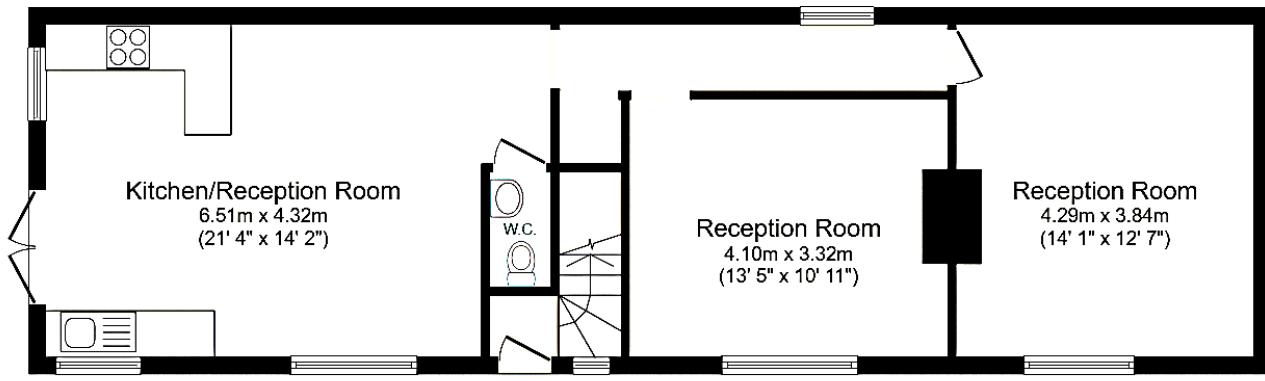
The council tax band is C.

The interior of this beautifully presented property, which has been fully renovated throughout, and comprises two spacious reception rooms, one of which could be used as a fourth bedroom, open plan kitchen/dining room, and WC on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside a stylish family bathroom. Outside, the property boasts a private rear garden, with lawn and patio areas, perfect for enjoying the summer months..

Located in the popular town of Knottingley, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Knottingley Train Station, a variety of local bus routes, and quick access to the M62, and A1(M).

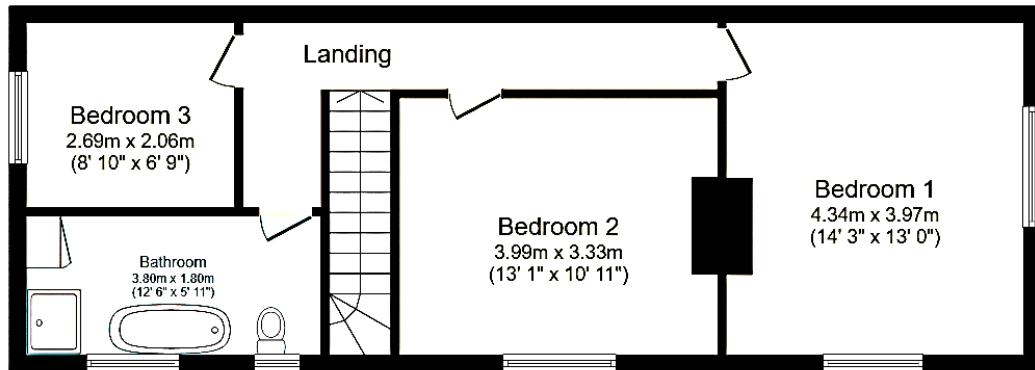
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





## Ground Floor

Floor area 66.7 sq.m. (718 sq.ft.)



## First Floor

Floor area 55.1 sq.m. (593 sq.ft.)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	58	
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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