



**Woodville Way, Knottingley WF11 0HZ**



**Welcome to**

**Woodville Way, Knottingley**

Woodville Way offers a tidy two bedroom semi-detached with a downstairs WC, large side driveway for multiple cars, and a slightly elevated low-maintenance rear garden laid to pebbles with a patio and timber fencing.



## **Downstairs Wc**

## **Living Room**

13' 9" x 12' 4" ( 4.19m x 3.76m )

## **Kitchen**

12' 6" x 7' 8" ( 3.81m x 2.34m )

## **Landing**

## **Bedroom One**

12' 4" x 10' 8" ( 3.76m x 3.25m )

## **Bedroom Two**

12' 7" x 8' 5" ( 3.84m x 2.57m )

## **Bathroom**

## **Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## Welcome to

### Woodville Way, Knottingley

- Two Bedroom Semi-Detached Home
- Downstairs WC
- Large Driveway
- Elevated Rear Garden
- Patio Area

Tenure: Freehold EPC Rating: B  
Council Tax Band: A

## £175,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON120005 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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