

...Your proactive estate agent



Great North Road, Knottingley, WF11 8PF
£800,000

Park Row

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HOUSE ONE**CELLAR****Room One****4.45 x 3.70 (14'7" x 12'2")****Room Two****2.72 x 2.00 (8'11" x 6'7")****Room Three****2.701 x 1.50 (8'10" x 4'11")****Room Four****2.71 x 2.33 (8'11" x 7'8")****GROUND FLOOR****Reception Room****4.48 x 3.67 (14'8" x 12')**

Access to WC and Kitchen. UPVC door leading to the rear garden. Carpeted throughout. Central heated radiator.

WC**1.35 x 1.12 (4'5" x 3'8")**

WC with low level flush. Wash hand basin with chrome mixer tap with storage below. Carpeted throughout. UPVC double glazed window to the side aspect.

Hallway**5.72 x 1.43 (18'9" x 4'8")**

Access to reception room, kitchen, living room and dining room.

Dining Room**5.28 x 4.19 (17'4" x 13'9")**

Feature fireplace with hearth and surround. Wood flooring. Central heated radiator. UPVC double glazed bay window to the front elevation.

Living Room**4.14 x 4.20 (13'7" x 13'9")**

Feature fireplace with heath and surround. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front.

Kitchen**2.78 x 4.09 (9'1" x 13'5")**

Range of high and low level kitchen units with breakfast bar. Integrated appliances such as double oven, microwave and extractor hood. One and half bowl sink with drainer and chrome mixer tap. Tiled flooring. UPVC double glazed windows to the rear elevation.

FIRST FLOOR**Landing****3.26 x 5.15 (10'8" x 16'11")****Bedroom****2.77 x 3.01 (9'1" x 9'11")****En Suite****2.65 x 1.12 (8'8" x 3'8")****Bedroom****4.52 x 3.72 (14'10" x 12'2")****En Suite****2.78 x 1.82 (9'1" x 5'12")****Bedroom****4.54 x 4.26 (14'11" x 13'12")****En Suite****2.63 x 1.42 (8'8" x 4'8")****Bedroom****4.19 x 3.12 (13'9" x 10'3")****En Suite****2.89 x 0.95 (9'6" x 3'1")****HOUSE TWO****GROUND FLOOR****Hallway****3.33 x 5.35 (10'11" x 17'7")****En Suite****1.81 x 3.71 (5'11" x 12'2")****Reception Room****3.79 x 3.50 (12'5" x 11'6")****Reception Room****4.24 x 3.96 (13'11" x 12'12")****Bedroom****4.30 x 3.94 (14'1" x 12'11")****En Suite****1.61 x 1.89 (5'3" x 6'2")****FIRST FLOOR**

Landing
1.78 x 5.55 (5'10" x 18'3")

Utility Room
1.77 x 3.18 (5'10" x 10'5")

Bedroom
3.89 x 3.96 (12'9" x 12'12")

Bathroom
1.80 x 2.18 (5'11" x 7'2")

Bedroom
4.29 x 3.05 (14'1" x 10')

En Suite
3.05 x 0.83 (10' x 2'9")

Bedroom
4.34 x 3.98 (14'3" x 13'1")

Bathroom
2.73 x 1.45 (8'11" x 4'9")

ANNEX ONE

Hallway
4.25 x 0.88 (13'11" x 2'11")

Store Room
1.61 x 2.28 (5'3" x 7'6")

Bedroom
3.37 x 2.31 (11'1" x 7'7")

En Suite
1.47 x 2.27 (4'10" x 7'5")

Bedroom
3.06 x 3.05 (10' x 10')

En Suite
1.60 x 2.29 (5'3" x 7'6")

Bedroom
3.56 x 2.08 (11'8" x 6'10")

En Suite
1.46 x 2.07 (4'9" x 6'9")

ANNEX TWO

Bedroom
4.54 x 2.59 (14'11" x 8'6")

En Suite
0.79x 2.50 (2'7" x 8'2")

Bedroom
5.47 x 2.46 (17'11" x 8'1")

En Suite
2.53 x 0.80 (8'4" x 2'7")

Bedroom
2.54 x 5.11 (8'4" x 16'9")

En Suite
0.78 x 2.50 (2'7" x 8'2")

SUMMER HOUSE

Summer House
3.03x 3.78 (9'11" x 12'5")

Summer House Storage Room
5.90 x 2.65 (19'4" x 8'8")

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

VIEWING'S

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

EXTERNAL

The rear gardens are mainly laid to lawn with gravel pathways leading to main house. Private enclosed gardens, with brick water feature, multiple decked patio areas, beautifully maintained, ideal for entertaining. Large courtyard area, currently used as a car park.



Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



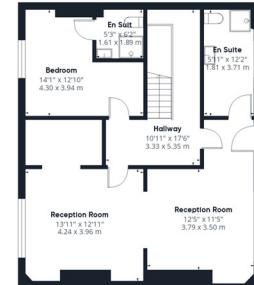
Floor 0 Building 3



Floor 0 Building 4



Floor 0 Building 5



Floor 0 Building 6



Floor 1 Building 6

Approximate total area⁽¹⁾

4807 ft²

446.7 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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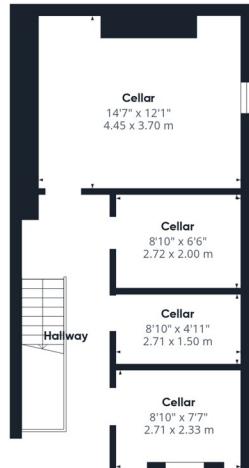
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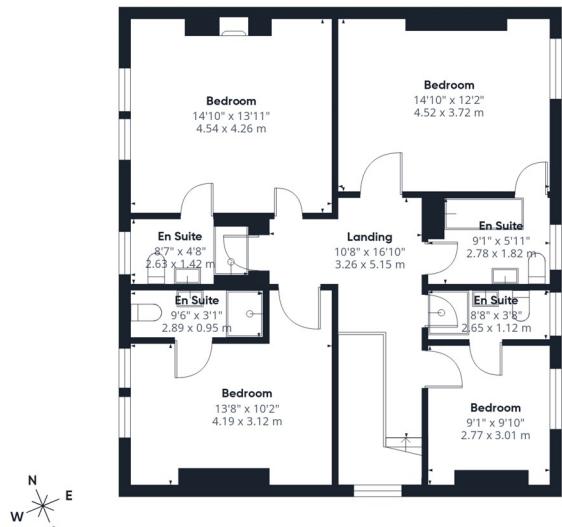
Park Row



Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2111 ft²
196.3 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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Band A
Energy efficient	B
Good	C
Standard	D
Below average	E
Unacceptably poor	F
Very poor - higher running costs	G

EU Directive 2009/125/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Band A
Environmentally friendly	B
Standard	C
Below average	D
Unacceptably poor	E
Very poor - higher CO ₂ emissions	F
Very poor - higher CO ₂ emissions	G

EU Directive 2009/125/EC

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