Park Row

The proactive estate agent



Old Great North Road, Knottingley, WF11 8PG

Offers In Excess Of £450,000

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Lead In

A truly impressive four-bedroom detached stone-built bungalow, occupying a substantial and exceptionally private plot with beautifully established gardens surrounding the property on all four sides.

Hidden behind mature trees, shrubs and planting, Everwood offers an excellent degree of privacy together with two separate access points. One entrance is secured by electric double gates, with a second set of traditional iron gates providing additional access from the opposite elevation. There is ample off-road parking together with a large detached double garage, which also benefits from a useful utility area, WC to the rear, vanity unit and water heater.

Internally, the property is presented to an exceptionally high standard and offers spacious, versatile accommodation arranged entirely over one level. A newly fitted kitchen complements the generous living spaces, while all four bedrooms are excellent doubles. The impressive principal bedroom benefits from its own en-suite bathroom and walk-in wardrobe, creating a wonderful private suite.

One of Everwood's greatest attractions is the combination of generous internal accommodation and outstanding outdoor space. The gardens are beautifully maintained, predominantly level and wrap around the bungalow, creating several areas in which to relax, entertain and enjoy the surroundings.

The single-storey layout also makes the property suitable for a wide variety of buyers, including families, those looking to downsize without compromising on space, and buyers seeking more accessible living.

Despite its private setting, Everwood is extremely well connected, with convenient access to the A1 and M62 motorway networks, railway stations, shops, schools and a wide range of local amenities.

Spacious, private and beautifully presented, substantial detached bungalows of this calibre and plot size are rarely available. Internal viewing is essential to fully appreciate the quality, versatility and exceptional outdoor space this wonderful home has to offer.

Hallway

9.30 x 3.68 (30'6" x 12'1") - Access to the living room, kitchen diner, all four bedrooms, shower room and storage cupboards. Carpeted throughout. Central heated radiator.

Storage Cupboard One

1.63 x 0.62 (5'4" x 2') - Space for a freezer. Shelving. Space to hang coats. Electrical sockets. Network system.

Storage Cupboard Two

1.50 x 0.83 (4'11" x 2'9") - Space for a tumble dryer. Housing the combi boiler. Electrical sockets.

Living Room





5.6 x 6.97 (18'4" x 22'10") - UPVC double glazed patio doors leading the front and rear elevations. Carpeted throughout. Central heated radiators.

Kitchen Diner



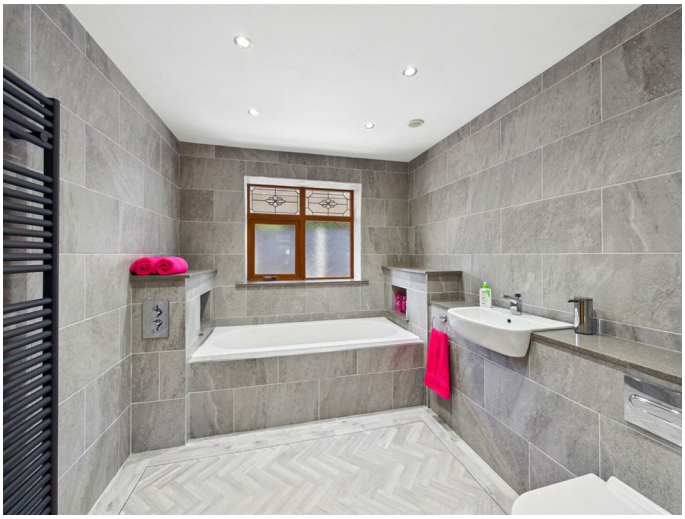

4.55 x 2.97 (14'11" x 9'9") - A modern range of high and low level kitchen units with solid quartz worktops incorporating quality Bosch integrated appliances, including a Bosch oven and five-burner gas hob with dedicated wok burner. Space for an American style fridge freezer and plumbing for a washing machine. Stainless steel one and a half bowl sink with built in quartz cut drainer and pull out chrome mixer tap. UPVC double glazed door providing access to the rear garden. Attractive wood effect flooring. Central heating radiator. UPVC double glazed window to the rear elevation.

Bedroom One




4.37 x 4.25 (14'4" x 13'11") - Access to walk in wardrobe and en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite



2.43 x 2.88 (8'00" x 9'5") - White suite comprising of built in panel bath with chrome mixer tap and solid quartz worktop. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Full height wall tiling. Wood effect flooring. Central heated towel rail. UPVC double glazed frosted window to the rear aspect.

Walk In Wardrobe



1.80 x 2.87 (5'11" x 9'5") - Selection of drawers, shelving and mixed hanging space. Carpeted throughout. Central heated radiator.

Bedroom Two



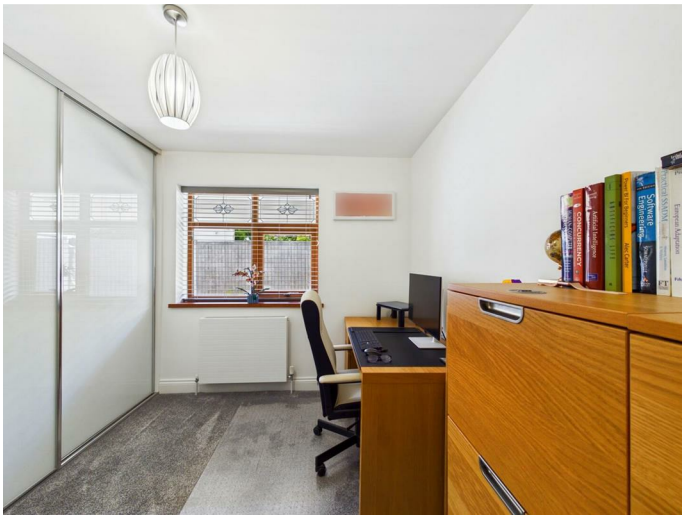
3.88 x 2.88 (12'9" x 9'5") - Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Three



3.90 x 2.95 (12'10" x 9'8") - Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Four



3.07 x 2.97 (10'1" x 9'9") - Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Shower Room

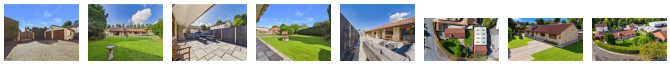


2.56 x 1.98 (8'5" x 6'6") - White suite comprising of large shower cubicle with a floating glass wall and mains feed shower with waterfall head. Wash hand basin with chrome mixer tap. WC with low level flush. Full height wall tiling. Solid quartz worktop. Extractor fan. Wood effect flooring. Central heated towel rail. UPVC double glazed frosted window to the front aspect.

Double Garage

6.01 x 6.54 (19'9" x 21'5") - 8ft wide double garage doors. Utility area. WC with vanity unit and water heater. Steel reinforced flooring throughout. Could be easily converted into a separate living space with it's proper foundations subject to the necessary planning permissions. Electrical sockets. Outdoor tap.

External



This impressive detached bungalow occupies a generous and well-established plot, offering substantial outdoor space, excellent privacy and ample off-road parking.
The property is approached through electric double gates, opening onto a spacious block-paved driveway providing parking for several vehicles and access to a detached double garage. Mature hedging along the boundary creates an attractive sense of privacy and enclosure, while the bungalow itself has considerable kerb appeal with its natural stone elevations, traditional tiled roof and oak style UPVC windows and doors.

The gardens are a particularly appealing feature, with extensive level lawns wrapping around the property, complemented by mature hedging, established trees and shrubs. A decorative stone well provides an attractive focal point within the main garden, while the generous proportions of the grounds provide plenty of space for outdoor recreation, entertaining and further landscaping.

To the side of the bungalow is a large paved terrace, creating an excellent private seating and entertaining area directly adjoining the accommodation. Further paved pathways surround the property, providing convenient access between the house, gardens and driveway.

Overall, the bungalow enjoys a substantial and private plot with beautifully maintained gardens, electric gated access, extensive off-road parking, a detached double garage and a choice of attractive outdoor areas.

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.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

OPENING HOUR'S

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

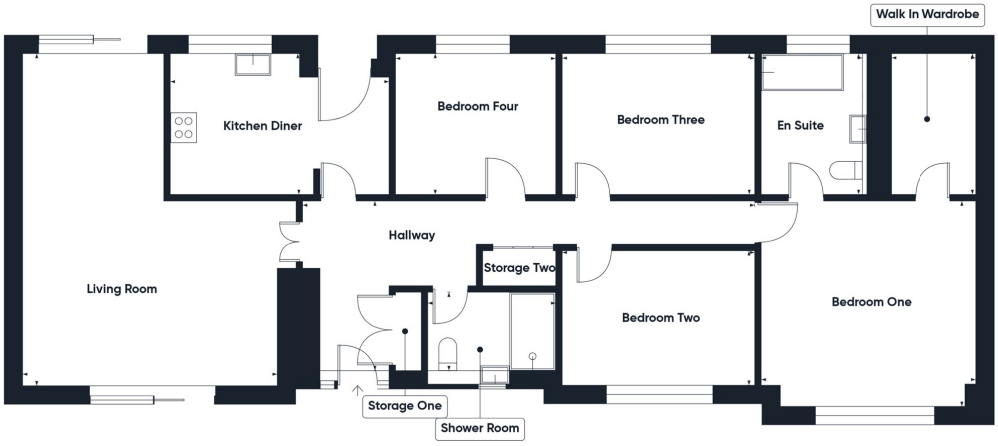
TENURE AND COUNCIL TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

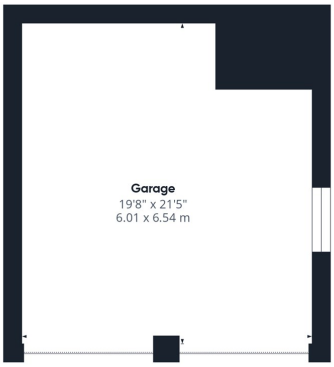








Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

1774 ft²

164.7 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.

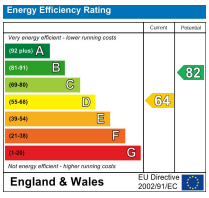
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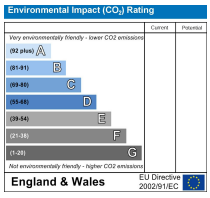
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