

...Your proactive estate agent



**Great North Road, Knottingley, WF11 8PF**  
**Offers Over £700,000**



A substantial pair of properties set in this generous half acre plot. A well established business with regular return visitors who are contracting to local companies and businesses. Comprising two detached two storey stone built properties. The first property is a magnificent building which is full of character and is immaculately maintained with many original features and comprises four first floor en-suite letting rooms, ground floor lounge, dining room, owners dining kitchen and en-suite bedroom. Large tanked basement laundry, stores. The second detached building offers substantial ground floor family room and five en-suite letting rooms to the first floor. Two further impressive converted buildings housing a further six en-suite letting bedrooms. Detached store and sun lounge with substantial stunning gardens. Car park.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE OF THE PROPERTY ON OFFER. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. PHONE LINES ARE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'



**BUILDING ONE**

**BASEMENT**

**STORE**

**W.C**

**GROUND FLOOR ACCOMMODATION**

**ENTRANCE**

**ENTRANCE HALLWAY**



**DINING ROOM**  
4.60 x 4.20 (15'1" x 13'9")



**STORE ROOM**  
2.07 x 2.83 (6'9" x 9'3")



**COMMUNAL LOUNGE**  
4.20 x 4.60 (13'9" x 15'1")



**OWNERS DINING KITCHEN**  
2.43 x 3.81 (7'11" x 12'5")

**OWNERS BEDROOM ONE**  
3.71 x 4.53 (12'2" x 14'10")

**OWNERS ENSUITE**  
1.23 x 1.38 (4'0" x 4'6")

**FIRST FLOOR ACCOMMODATION**

**BEDROOM TWO**  
4.25 x 4.58 (13'11" x 15'0")



**ENSUITE TWO**  
4.15 x 2.68 (13'7" x 8'9")



**BEDROOM THREE**  
4.23 x 4.58 (13'10" x 15'0")

**ENSUITE THREE**  
1.48 x 2.68 (4'10" x 8'9")

**BEDROOM FOUR**  
3.71 x 4.56 (12'2" x 13'1" .183'8")

**ENSUITE FOUR**  
1.45 x 2.68 (4'9" x 8'9")

**BEDROOM FIVE**  
4.26 x 3.24 (13'11" x 10'7")

**ENSUITE FIVE**  
0.96 x 2.68 (3'1" x 8'9")

**BUILDING TWO**

**ENTRANCE**

**ENTRANCE HALLWAY**

**BEDROOM ONE**  
4.38 x 4.60 (14'4" x 15'1")

**ENSUITE ONE**  
1.62 x 1.61 (5'3" x 5'3")



**BEDROOM TWO**  
3.79 x 1.84 (12'5" x 6'0")

**LAUNDRY ROOM**

**FIRST FLOOR ACCOMMODATION**

**BEDROOM THREE**  
3.88 x 4.06 (12'8" x 13'3")

**ENSUITE THREE**  
2.21 x 1.80 (7'3" x 5'10")

**BEDROOM FOUR**  
4.34 x 3.11 (14'2" x 10'2")



**ENSUITE FOUR**  
3.11x 1.00 (10'2"x 3'3")

**BEDROOM FIVE**  
4.00 x 4.38 (13'1" x 14'4")



### **ENSUITE FIVE**

**3.11 x 2.31 (10'2" x 7'6")**



### **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.

### **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

KIPPAX - 0113 8160111

CASTLEFORD - 01977 558480

### **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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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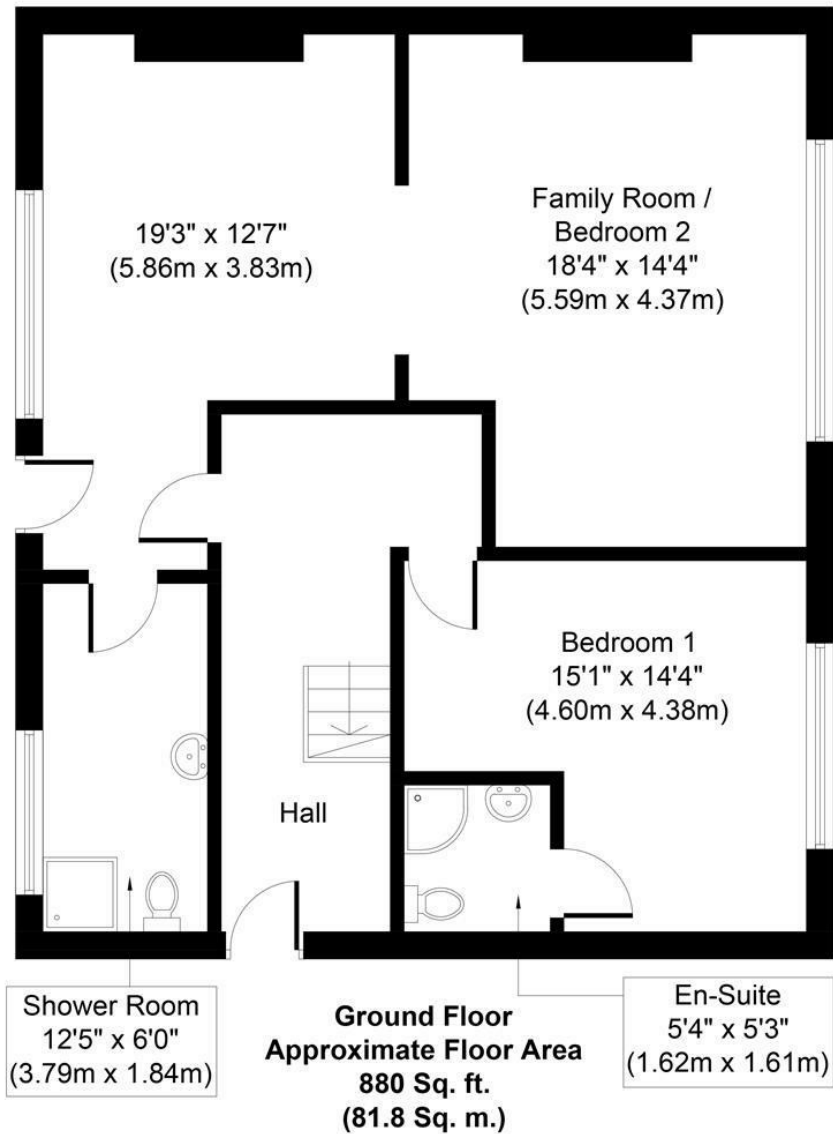
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| Energy Efficiency Rating                   |   | Current                 | Potential     |
|--|---|-------------------------|---------------|
| How energy efficient is your property?     |   |                         |               |
| 100 kWh/m²                                 | A |                         |               |
| 80 kWh/m²                                  | B |                         |               |
| 60 kWh/m²                                  | C |                         |               |
| 40 kWh/m²                                  | D |                         |               |
| 20 kWh/m²                                  | E |                         |               |
| 10 kWh/m²                                  | F |                         |               |
| 5 kWh/m²                                   | G |                         |               |
| 0 kWh/m²                                   |   |                         |               |
| All energy efficient - higher saving costs |   |                         |               |
| England & Wales                            |   | EU Directive 2002/91/EC | UK 2009/10/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential     |
|---|---|-------------------------|---------------|
| How environmentally friendly is your CO <sub>2</sub> emissions? |   |                         |               |
| 100 g/kWh   | A |                         |               |
| 120 g/kWh   | B |                         |               |
| 140 g/kWh   | C |                         |               |
| 160 g/kWh   | D |                         |               |
| 180 g/kWh   | E |                         |               |
| 200 g/kWh   | F |                         |               |
| 220 g/kWh   | G |                         |               |
| All environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |               |
| England & Wales   |   | EU Directive 2002/91/EC | UK 2009/10/EC |

