

Park Row

The proactive estate agent



Church Street, Brotherton, Knottingley, WF11 9HE

Offers In Excess Of £650,000



****DETACHED**GRADE II LISTED**FAMILY HOME**STEEPED WITH ORIGINAL FEATURES**SET IN APPROX. 2.5 ACRES**FOUR DOUBLE BEDROOMS**TRIPLE GARAGE**BEAUTIFUL EXPANSIVE GARDENS****

Nestled in the charming village of Brotherton, this exquisite Grade II listed detached family home offers a unique blend of historical elegance and modern comfort. With four generously sized double bedrooms, this property is perfect for families seeking space and tranquility.

As you enter, you are greeted by three inviting reception rooms, each brimming with original features that reflect the character of this remarkable home. These versatile spaces provide ample room for relaxation, entertaining, or family gatherings, making it an ideal setting for creating cherished memories.

The property boasts three well-appointed bathrooms, ensuring convenience for all family members and guests. The expansive rear gardens, set within a plot of approximately 2.5 acres, present a wonderful opportunity for outdoor enthusiasts and gardeners alike. The potential for landscaping or simply enjoying the serene surroundings is boundless.

For those with multiple vehicles, the property offers parking for up to five cars, along with a triple garage, providing both security and convenience. The peaceful village location enhances the appeal, offering a quiet retreat while still being within easy reach of local amenities.

This stunning home is a rare find, combining historical charm with modern living, making it a perfect choice for those looking to settle in a picturesque setting. Don't miss the chance to make this exceptional property your own.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! *WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!



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INTRODUCTION

Nestled on Church Street in the charming village of Brotherton, this exquisite Grade II listed Manor House presents a unique opportunity for those seeking a blend of historical elegance and modern comfort. Set within approximately 2.5 acres of beautifully landscaped grounds, this detached residence boasts an expansive wrap-around garden, providing a picturesque and private setting for relaxation and outdoor activities.

The property features two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With four generously sized double bedrooms, there is ample space for family living or hosting visitors. The three well-appointed bathrooms ensure convenience and comfort for all occupants.

The property offers parking for multiple vehicles, along with a triple garage, making it ideal for families or individuals with a passion for cars. The combination of historical charm and modern amenities makes this Manor House a truly remarkable find.

Whether you are looking to create lasting memories in a stunning family home or seeking a peaceful retreat, this property is sure to impress. With its rich history and expansive grounds, it is a rare gem in the heart of Brotherton. Do not miss the chance to make this enchanting residence your own.

GROUND FLOOR ACCOMODATION

ENTRANCE

Enter through a red wooden door with single glazed window above which leads into:

ENTRANCE HALLWAY

7'11" x 10'9" (2.42 x 3.28)



High ceiling, central heating radiator, an arched window to the rear elevation, stairs which lead up to the first floor accommodation, stairs which lead down to further ground floor accommodation and internal doors which lead into;

RECEPTION ROOM

19'0" x 18'9" (5.81 x 5.74)



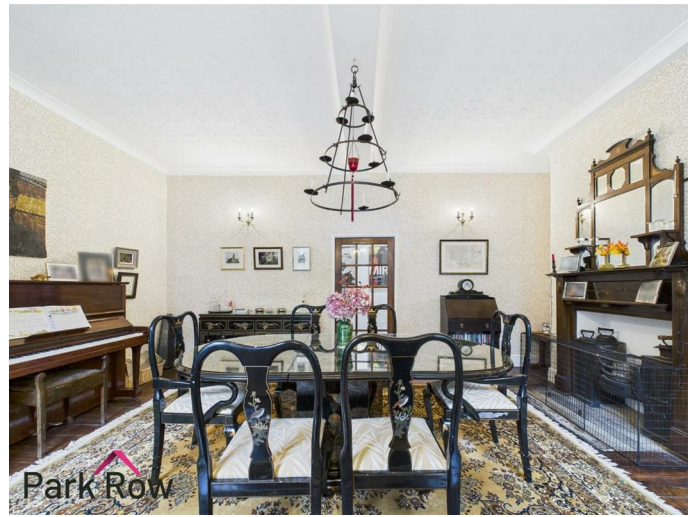
A dual-aspect room with a glazed panel sash window to the front elevation and glazed panel French doors with further panel glass window above to the side elevation, cast iron living flame gas fireplace with a carved stone surround and slate hearth, a central heating radiators, which leads into;





DINING ROOM

19'0" x 14'6" (5.80 x 4.43)



LIVING ROOM

17'3" x 18'2" (5.27 x 5.56)



Two glazed panel sash windows to the front elevation, a cast iron fire place with wooden surround, a central heating radiator, an internal glass panel door which leads into the internal hallway and double internal glass panel doors which leads into;

A glazed panel sash window to the front elevation, an external wooden door which leads to the front elevation, a central heating radiator. log burning cast iron fireplace with a brick surround and stone hearth, which leads into;



KITCHEN / DINING
11'5" x 15'4" (3.50 x 4.69)



A double-glazed panel window to the rear elevation, an

internal door which leads to the laundry room, a central heating radiator. which leads into;

KITCHEN
11'10" x 9'0" (3.63 x 2.76)



Double glazed panel window to the rear elevation, wall and base units in a wooden shaker style finish, roll edge worktops, tiled splashback, stainless steel drainer sink with chrome mixer tap over, Falcon range cooker with extractor over and tiled splashback, space and plumbing for a dishwasher, tiled flooring



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LAUNDRY ROOM

6'0" x 13'11" (1.84 x 4.26)



Space and plumbing for a washing machine and dryer, storage cupboards and external glass panel door with further panel window above which leads to the rear garden.

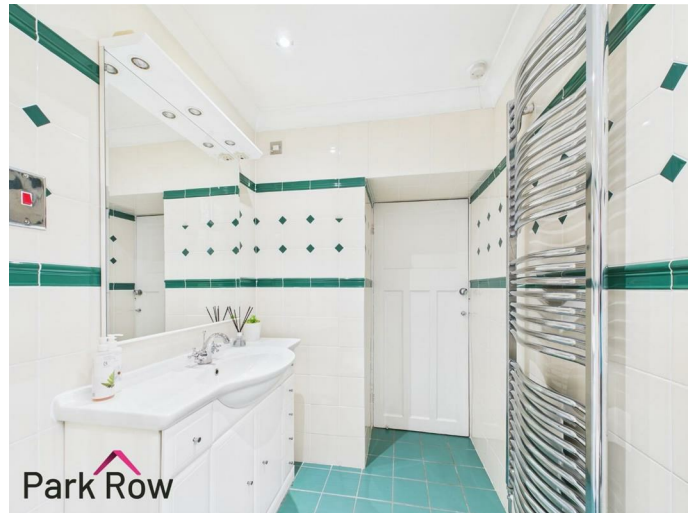


BATHROOM

5'2" x 8'5" (1.58 x 2.70)



An obscure glazed panel window to the rear elevation, a white suite comprising: close coupled w/c, vanity unit with a handbasin within, chrome taps over, an corner shower cubicle with an electric shower over, fully tiled to walls and floor.



BASEMENT

15'11" x 8'11" (4.87 x 2.72)

Accessed via the entrance hallway and includes; power, lighting and a glazed window to the rear elevation.

FIRST FLOOR ACCOMMODATION



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LANDING

7'10" x 5'6" (2.41 x 1.69)



Double window to the front and rear elevation, staircase leading to bedrooms one and two and a further staircase leading to bedrooms three and four, a balustrade overlooking the staircase, decorative coving and ceiling rose which leads into;

BEDROOM ONE

19'2" x 12'4" (5.85 x 3.77)



A dual aspect room with glazed panel sash windows to the front and side elevation, two central heating radiators, fitted corner wardrobes and an internal door which leads into;



EN SUITE BATHROOM

9'9" x 6'1" (2.99 x 1.87)



Includes a white suite comprising; a close coupled w/c, vanity unit with his and hers handbasins with chrome taps over, a fully tiled mains shower with a glass shower screen, a decorative chrome towel rail, with overhead spotlights,



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BEDROOM TWO

19'1" x 18'9" (5.82 x 5.74)



Two glazed panel sash windows to the front elevation, a central heating radiator and fitted wardrobes.

FAMILY BATHROOM

15'9" x 5'9" (4.82 x 1.77)



A glass double glazed window to the rear elevation, a white suite comprising of a closed coupled w/c, a pedestal handbasin with chrome taps over, a freestanding roll-top bath with chrome mixer shower tap over. Exposed timber beams, part wooden panelled walls, wooden flooring, a central heating radiator,



BEDROOM THREE

17'3" x 18'11" (5.28 x 5.79)



Two glazed glass panel sash windows to the front elevation, loft access, a central heating radiator and stone fireplace with stone hearth.



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BEDROOM FOUR

12'8" x 8'11" (3.88 x 2.74)

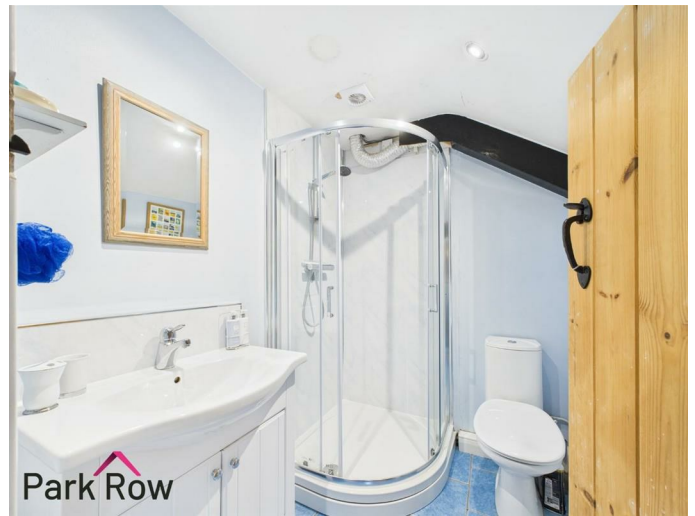


EN SUITE BATHROOM

6'6" x 5'2" (1.99 x 1.60)



A double glazed glass panel sash window to the rear elevation, a central heating radiator, storage cupboard and internal door which leads into;



A white suite comprising: close coupled w/c, vanity unit with a handbasin within, chrome taps over, an corner shower cubicle with a mains shower over, tiled flooring

EXTERIOR



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FRONT



You gain access via a gravelled driveway with space for multiple vehicles which leads to the main entrance, a secondary entrance, and down the side of the property leading to the rear garden. A stone built dwarf wall to the perimeter, mature trees and bushes, access to the porch up stone built steps, the rest is mainly lawn.



REAR



Accessed via the door in the laundry room and down the side of the property, a stone paved area with space for seating, a

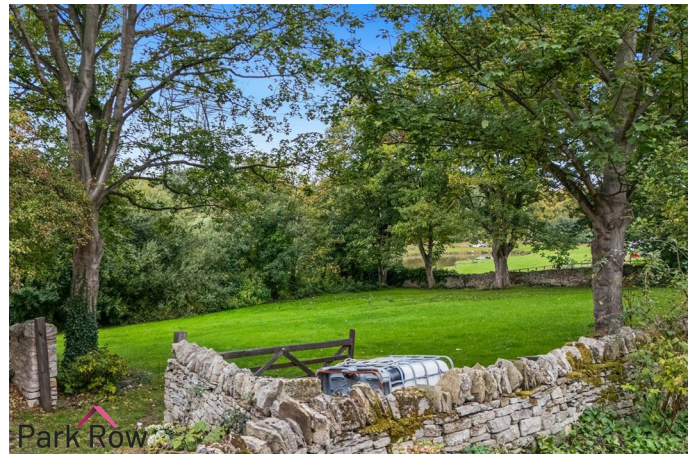


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dwarf stone wall to the side elevation, tall bushes and established shrubbery to the other side elevation, boarders with shrubbery and the rest is mainly laid to lawn



SIDE



Established, expansive gardens surround the property, creating a picturesque and private setting. To the side, the gardens are arranged across three tiers, defined by charming stone walls with steps leading down to mainly lawned areas



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OUTBUILDING

To the rear of the property there is an outbuilding which is a fantastic space for storage.

AERIAL PHOTO



GARAGE

35'1" x 16'8" (10.71 x 5.09)



A triple detached garage offering space for multiple vehicles, storage, or workshop use.



HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not



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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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 5G

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

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: G

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.

MEASUREMENTS

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

VIEWINGS

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.

MAKING AN 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.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed, Thurs & Fri - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - CLOSED

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

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

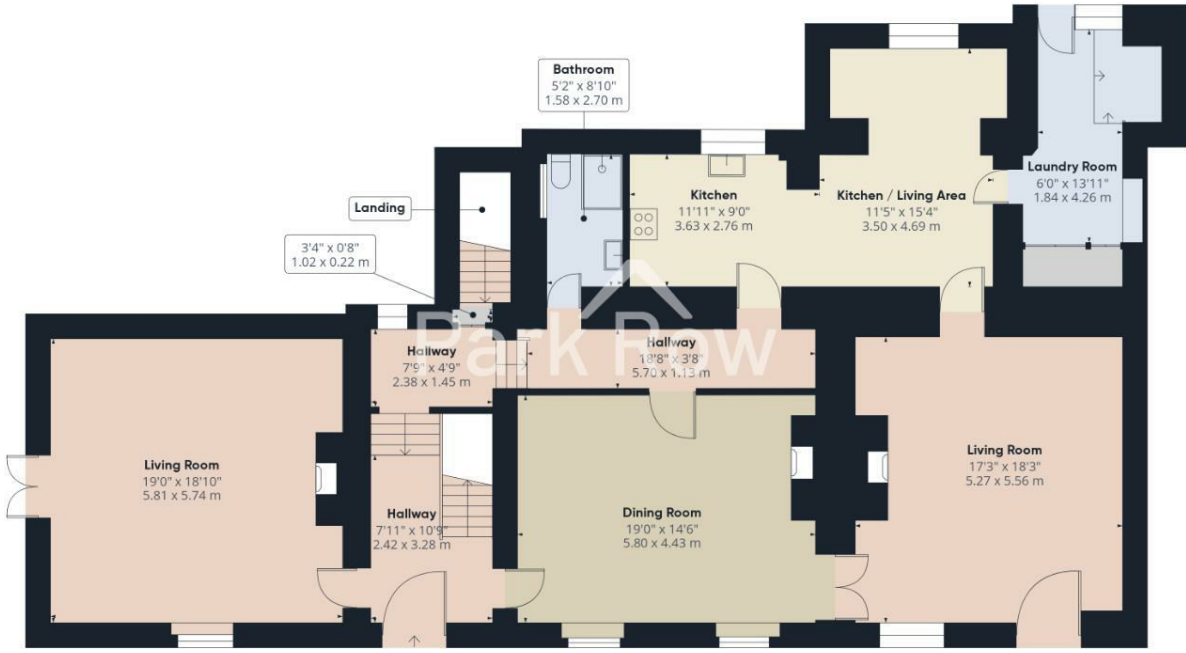
GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



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Approximate total area⁽¹⁾
 1618 ft²
 150.3 m²

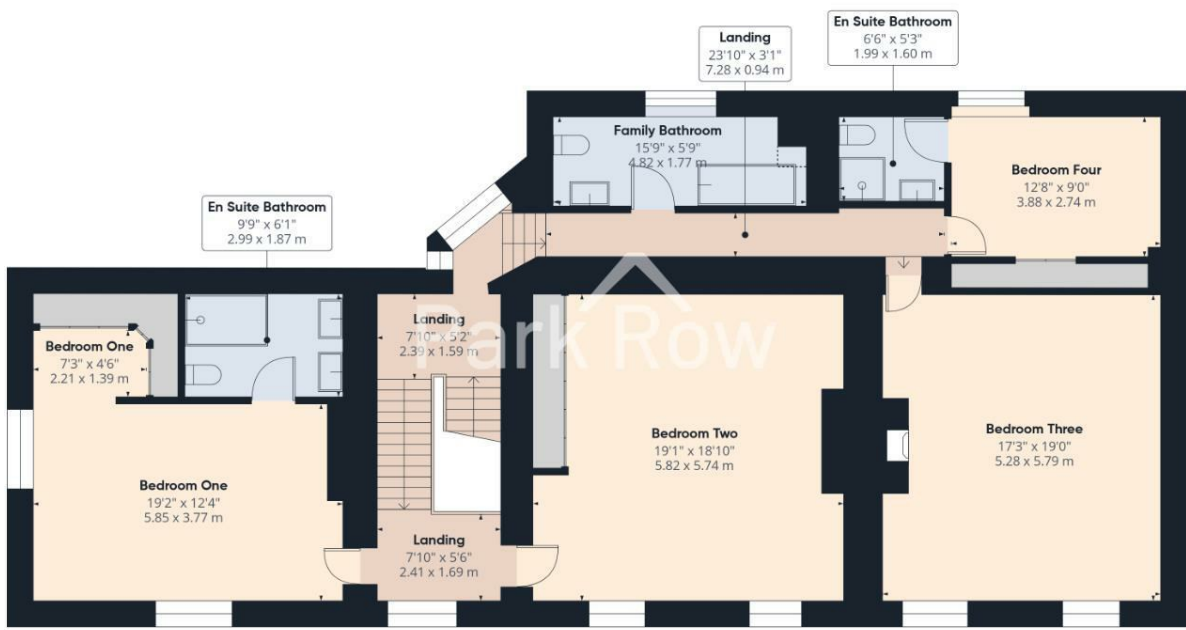
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0 Building 1





Approximate total area⁽¹⁾
1493 ft²
138.8 m²

Reduced headroom
2 ft²
0.2 m²

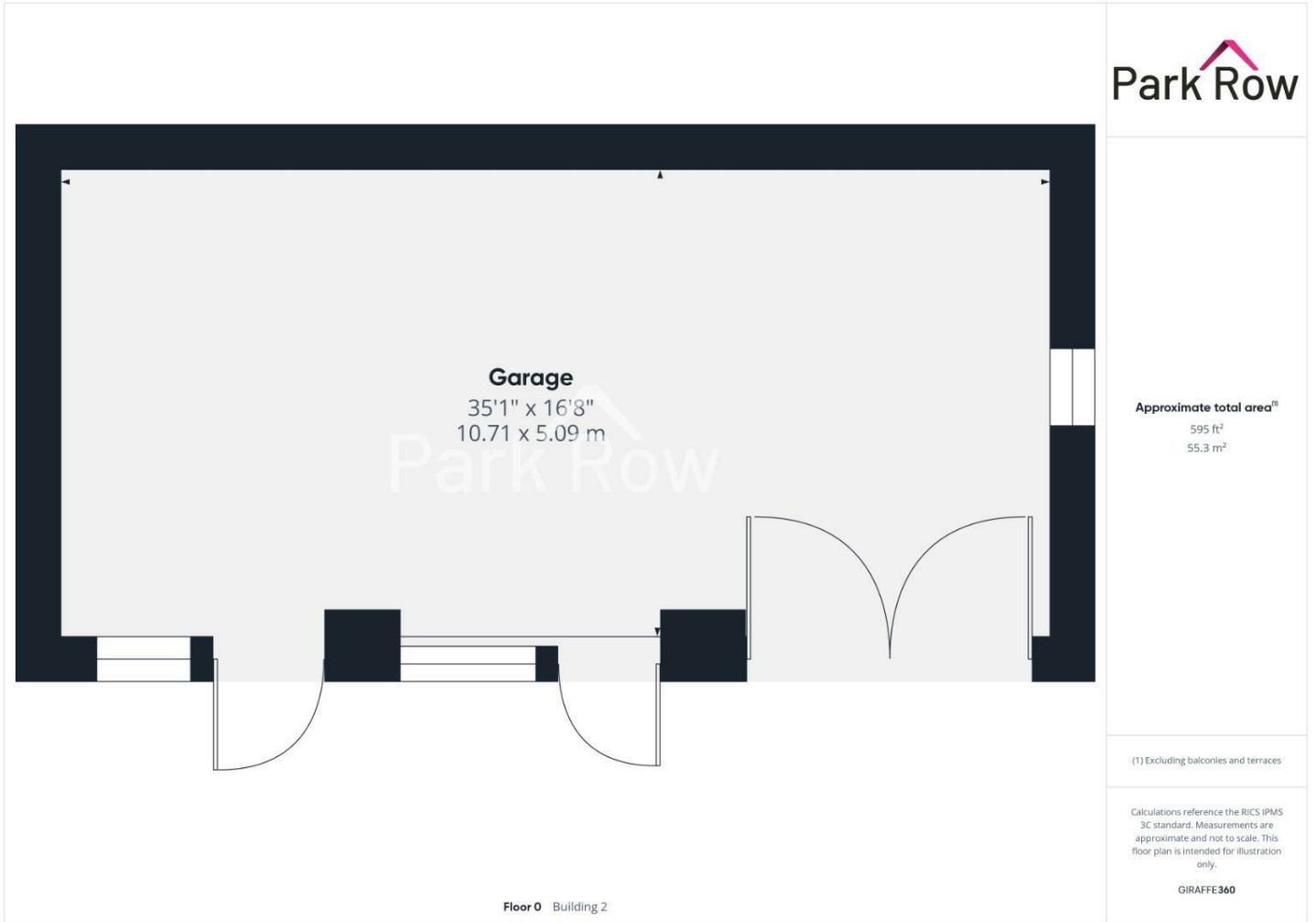
(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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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Floor 1 Building 1



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
100 energy efficient - lower running costs	100-95	A		Highly environmentally friendly - lower CO ₂ emissions	100-95	A	
95-90	B			95-90	B		
85-80	C			85-80	C		
75-70	D			75-70	D		
65-60	E			65-60	E		
55-50	F			55-50	F		
45-40	G			45-40	G		
1-20				1-20			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	65	England & Wales		EU Directive 2002/91/EC	30