Park Row

The proactive estate agent



Hall Court, Brotherton, Knottingley, WF11 9HF

Offers In Excess Of £260,000

3 2 3 C

STONE BUILT DETACHED HOMETHREE BEDROOMS**DOWNSTAIRS W/C**CONSERVATORY**EN-SUITE**DRIVEWAY PARKING**GARAGE**TWO RECEPTION ROOMS**SIDE/REAR GARDEN**

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

Welcome to this charming detached home located in the desirable village of Brotherton, Knottingley. This delightful property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The master bedroom features a convenient en-suite bathroom, providing a private retreat for relaxation.

The house offers two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. A conservatory adds a touch of brightness and warmth, allowing you to bask in natural light throughout the day. Additionally, the property includes a downstairs w/c, enhancing convenience for both residents and visitors.

Outside, you will find driveway parking and a garage, ensuring ample space for your vehicles and storage needs. The location in the sought-after village of Brotherton offers a peaceful atmosphere while still being within easy reach of local amenities and transport links.

This property presents a wonderful opportunity to enjoy comfortable living in a picturesque setting. Don't miss your chance to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white uPVC door with an obscure double glazed window within which leads into;

ENTRANCE HALLWAY

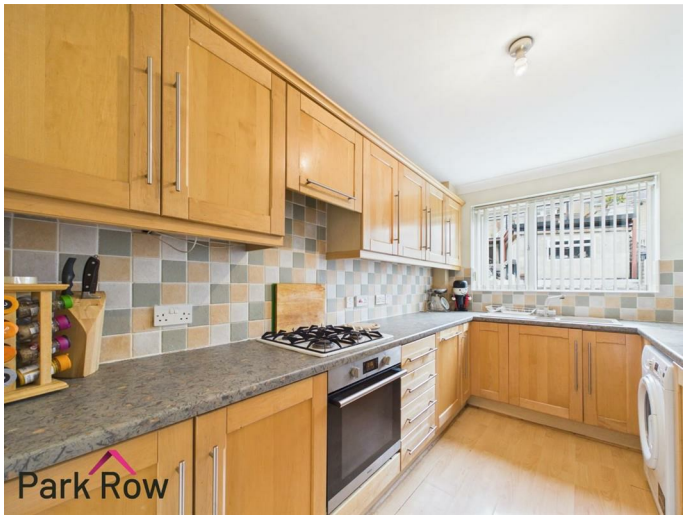
7'6" x 3'9" (2.29 x 1.15)



A central heating radiator, open archway which leads into the hallway and internal doors which lead into;

KITCHEN

7'5" x 11'10" (2.28 x 3.61)



A double glazed window to the rear elevation, wooden shaker-style base and wall units, laminate worktop, one and a half ceramic drainer sink with white taps over, four ring gas hob with a built in extractor fan over, tiled splash back, integrated oven, space and plumbing for a free standing washing machine plus space and electrics for a free standing fridge/freezer.



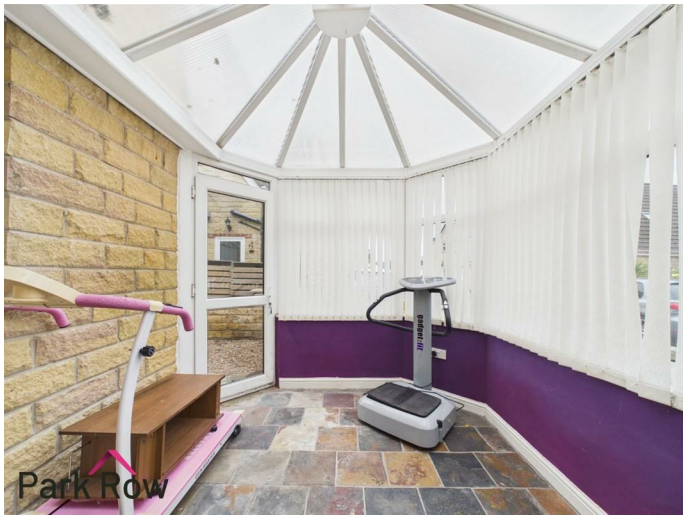
DINING ROOM
16'2" x 10'2" (4.93 x 3.12)



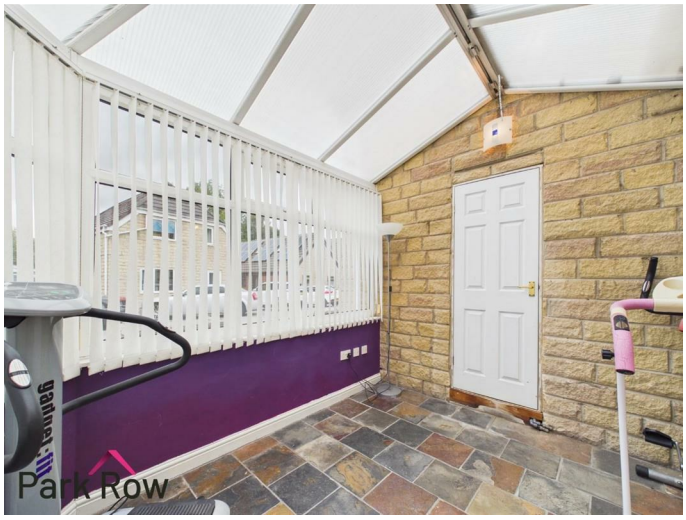
A double glazed window to the front elevation, a central heating radiator and a door which leads into;



CONSERVATORY
10'5" x 8'6" (3.19 x 2.60)



Double glazed windows to the front and side elevations and a uPVC door with two double glazed windows within which leads out to the side of the property.



HALLWAY
5'11" x 6'4" (1.81 x 1.95)



A central heating radiator, stairs which lead up to the first floor accommodation an internal doors which lead into;

LOUNGE
11'6" x 16'3" (3.52 x 4.96)



A double glazed window to the front elevation, a central heating radiator and a double glazed sliding door which leads out to the side of the property.



W/C
5'10" x 9'4" (1.79 x 2.85)



An obscure double glazed window to the rear elevation, central heating radiator, pedestal hand basin with chrome taps over and a close-coupled w/c.



FIRST FLOOR ACCOMMODATION

LANDING
5'11" x 12'7" (1.81 x 3.84)



A double glazed Velux window, loft hatch access and internal doors which lead into;

BEDROOM ONE
13'1" x 10'3" (4.01 x 3.13)



A double glazed window to the front elevation, central heating radiator, two built-in wardrobes with white wooden doors and an open archway which leads into;



EN-SUITE
7'6" x 3'10" (2.30 x 1.19)



Pedestal hand basin with chrome taps over, tiled back splash, close-coupled w/c and a fully tiled mains shower with a glass shower screen.

BEDROOM TWO
11'6" x 10'4" (3.53 x 3.15)



Double glazed window to the side elevation and a central heating radiator.



BEDROOM THREE
7'6" x 12'0" (2.29 x 3.66)



Double glazed window to the side elevation and a central heating radiator.



BATHROOM
11'5" x 5'6" (3.50 x 1.68)



Double glazed Velux window, central heating radiator, pedestal hand basin, tiled back splash, close-coupled w/c and a bath with a fully tiled mains shower over with a glass shower screen.

EXTERIOR

FRONT



Block paved driveway up to the garage and front door and a paved pathway which leads to;

SIDE/REAR



Accessed via the door in the sunroom and the sliding door in the lounge (the pathway continues to each door) stone walls to all sides and the rest is mainly decorative stones.







GARAGE

8'7" x 17'11" (2.63 x 5.47)

White up-and-over door and includes; space for storage, lighting and electrics.

AERIAL PHOTO



HEATING AND 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.

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.

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.

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.

OPENING HOURS

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

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

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

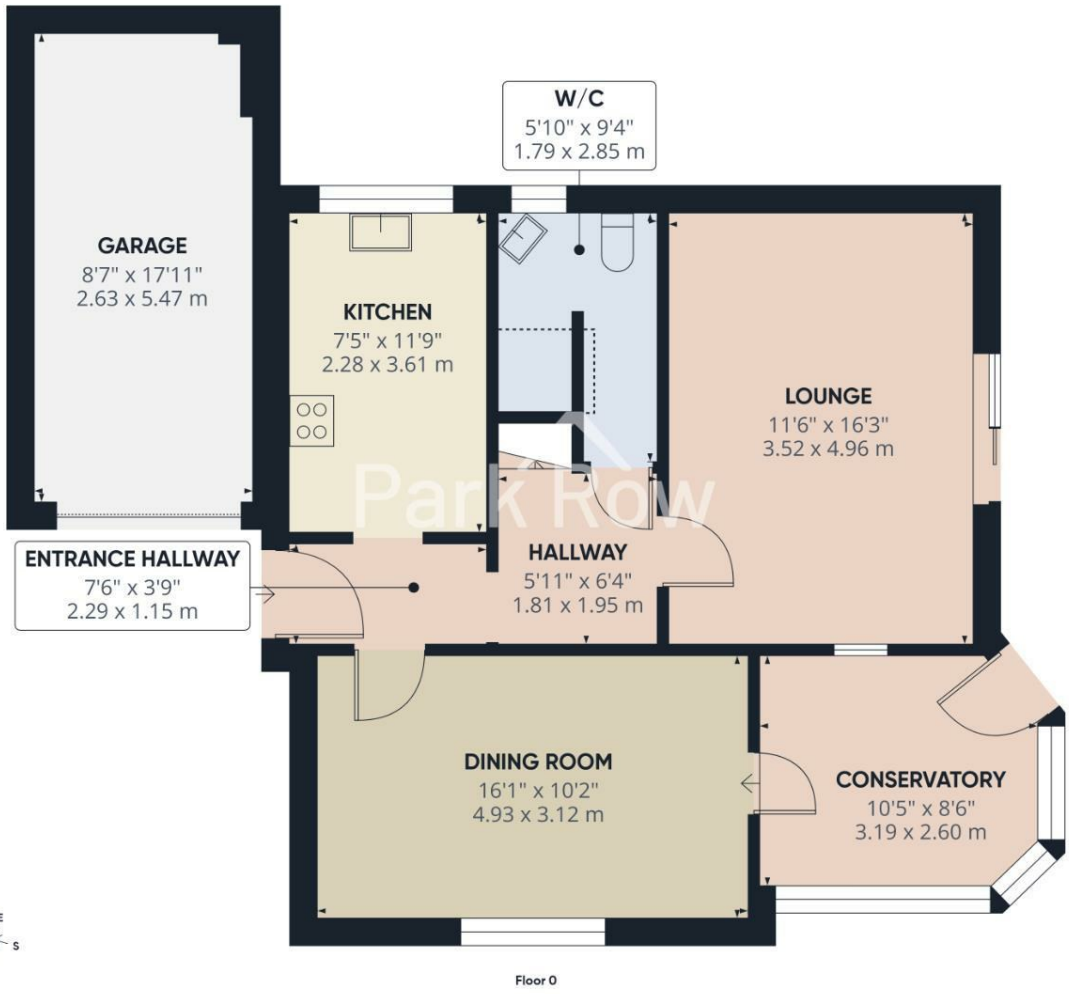
TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: D

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.

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.



Floor 0

Park Row

Approximate total area(1)

808 ft²

75 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

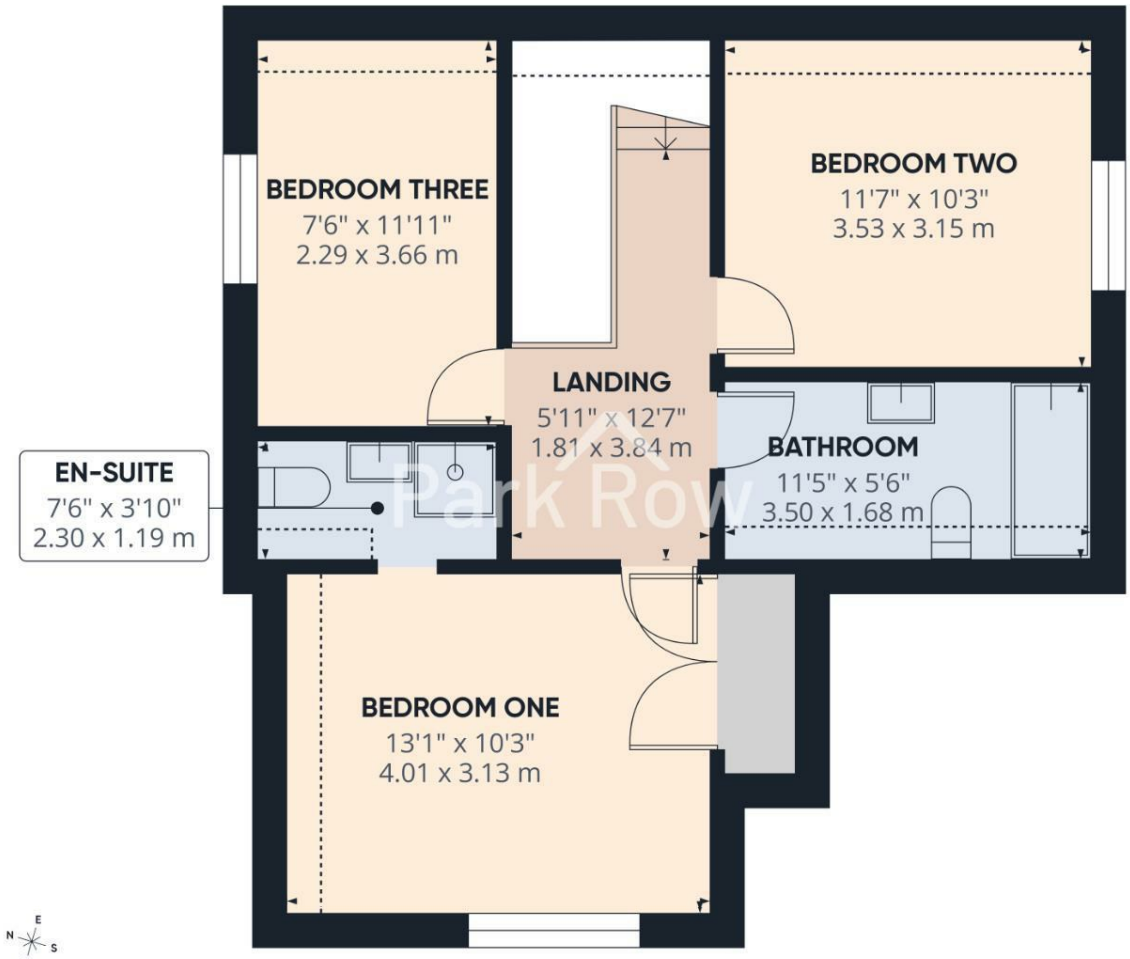
Reduced headroom

..... 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.

GIRAFFE360

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Floor 1

Park Row

Approximate total area(1)

506 ft²

47.1 m²

Reduced headroom

42 ft²

3.9 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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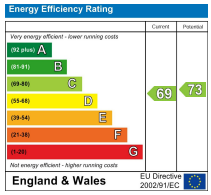
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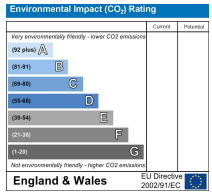












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