

## Great North Road, Knottingley



**£430,000**



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This unique detached house presents an exceptional opportunity for those seeking a spacious family home. Boasting five well-proportioned bedrooms, this property is perfect for larger families or those who desire extra space for guests or a home office. The highlight of this home is undoubtedly the entertainment room, which features modern LED lighting and Bluetooth connectivity, creating a vibrant atmosphere for gatherings with family and friends. The property also benefits from two family bathrooms, ensuring convenience for busy mornings and providing ample facilities for all residents. The layout of the house is thoughtfully designed to maximise space and comfort.



- Good Sized Lounge Space
- Spacious Kitchen Diner
- Separate Utility Space
- Four/Five Bedrooms
- Two Family Bathrooms
- Entertainment Room
- Double Garage
- Garden Shed with Power
- EPC Grade to follow
- Council Tax Band D

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Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Entrance Hall

Entrance into the property into this tiled floor entrance hall with access to lower ground floor

### Lounge/Diner

13'6" x 24'4" (4.14 x 7.44)

This open plan lounge/diner has a feature fire place, two windows over looking the front of the property, two central heating radiators and a door to the patio seating area.

### Kitchen/Diner

13'3" x 13'6" (4.06 x 4.14)

This spacious fully fitted kitchen consists of both wall hanging and under counter cupboards, a stainless steel sink and drainer, an integrated fridge freezer, a free standing range cooker with extractor hood. The kitchen also has a cupboard housing the central heating boiler, an opening into the utility room and a window overlooking the rear of the property.

### Utility Room

7'10" x 11'8" (2.39 x 3.56)

With fitted base units, an integrated washing machine and an American style fridge freezer. This utility room also has a two windows overlooking the side of the property and a door to the rear.

### Bedroom Two

11'8" x 16'2" (3.56 x 4.95)

A good sized double bedroom with a window overlooking the front of the property and a central heating radiator.

### Bathroom

Fitted with a four piece suite consisting of a free standing bath with mixer tap, a separate shower cubicle, a wash hand basin with vanity unit and a low flush WC. This family bathroom also has a heated towel rail and a frosted window overlooking the side of the property.

### Bedroom One

11'8" x 16'7" (3.56 x 5.08)

A good sized double bedroom with a window overlooking the rear of the property

### Bedroom Four

13'5" x 10'9" (4.11 x 3.30)

A good sized double bedroom with a double glazed window to the front of the property. This bedroom also has stairs leading to the access to the part boarded loft.

### Entrance Porch

Entrance into the property through security gates and double glazed doors

### Entertainment Room

24'2" x 13'3" (7.39 x 4.06)

A spacious room with built in LED lighting and Bluetooth. The room is also fitted with a central heating radiator.

### Gym room

12'7" x 10'2" (3.84 x 3.10)

Fitted with a central heating radiator.

### Bedroom Three

10'2" x 14'4" (3.10 x 4.39)

A good sized double bedroom with opening to the dressing area and a cupboard housing the water pump.

### Dressing Area

10'7" x 5'4" (3.25 x 1.63)

### Bathroom

Fitted with a three piece suite consisting of a bath with shower over, a wash hand basin and a low flush WC. The bathroom also has a gas central heating radiator.

### Study/Bedroom Five

10'5" x 8'7" (3.20 x 2.64)

A good sized usable space with a window overlooking the side of the property.

### Exterior

The outside of the property has a double garage with access via a gated gravel driveway, a patio area and a second seating area with artificial lawn. This property also has an additional harden space which has shed fitted with power.

### Garage

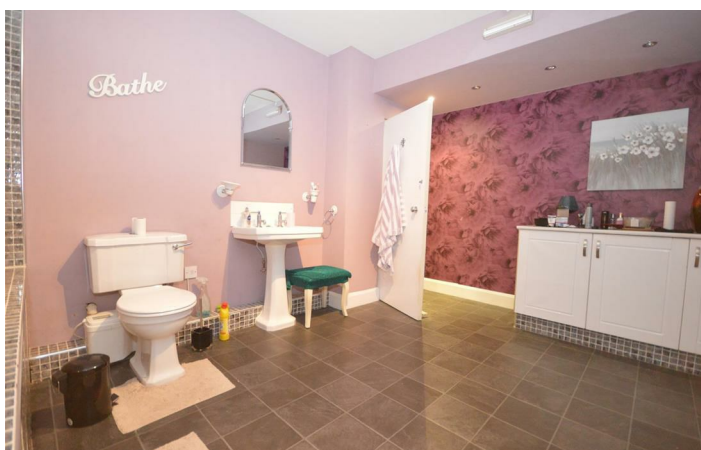
17'3" x 18'6" (5.26 x 5.64)

Fitted with an electric roller door, power and a boarded loft space.





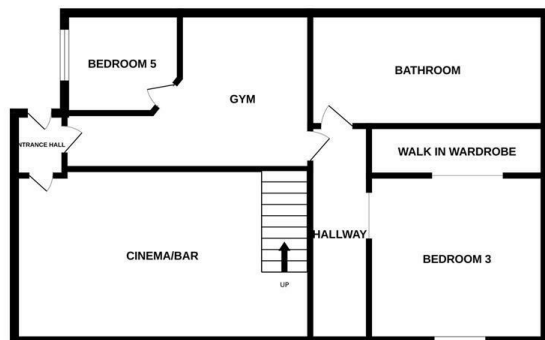




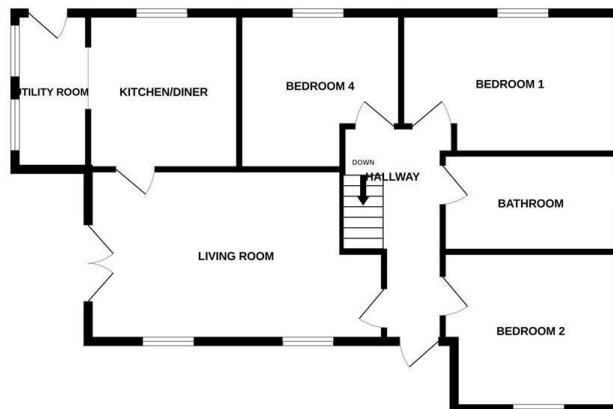


## Floor Plan

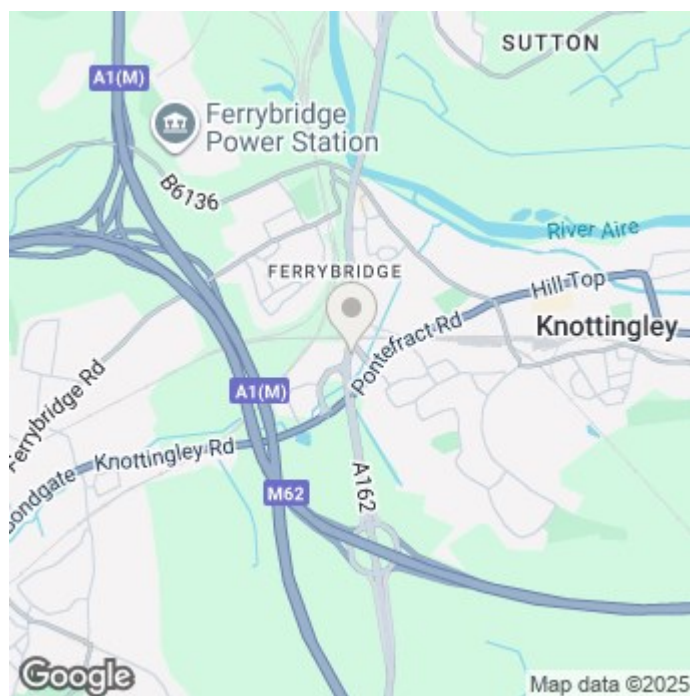
LOWER GROUND FLOOR




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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