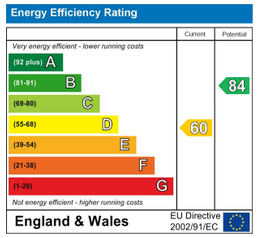


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

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Greystones, Church Street, Brotherton, Knottingley, WF11 9HE

For Sale Freehold £475,000

Dating back to circa 1790, Greystones is a truly impressive detached period residence, combining an abundance of character with generous and highly versatile accommodation extending to approximately 2,346 sq ft [218 sq m] across three floor levels. Boasting three reception rooms, an impressive open plan kitchen diner and six bedrooms, the property offers exceptional flexibility for a wide range of buyers. While ideally suited as a substantial family home, the layout also provides excellent potential for multi-generational living, allowing separate and private areas to be created under one roof. Beautifully presented and finished to a high standard throughout, the property retains a wealth of original character, including exposed oak beams and substantial stone walls measuring over a metre thick, seamlessly complemented by contemporary fixtures and fittings. The versatility of the accommodation may also appeal to those wishing to work or operate a business from home, subject to any necessary planning permissions and consents.

At the heart of the home is the quality modern kitchen, featuring a range of integrated appliances and opening into the dining area to create a superb social space for everyday family life and entertaining. The principal accommodation is arranged over three levels. To the ground floor is the impressive open plan kitchen diner together with a convenient WC. The lower ground floor provides two generous reception rooms comprising a spacious living room and separate family room, offering excellent flexibility for both relaxing and entertaining. To the first floor, an inner hallway and landing provide access to four well proportioned bedrooms and the family bathroom. The lower ground floor comprises a sitting room, utility room and shower room, with a hallway and two bedrooms situated on the lower ground floor. Externally, the property continues to impress with a sheltered walled courtyard garden to the rear, creating a wonderfully private and secure outdoor setting. Gated access opens onto ample parking for several vehicles, while a generous patio seating area provides an ideal setting for al fresco dining and entertaining.

The property has recently benefitted from a complete renewal of the central heating system, with the installation of a modern smart heating system designed with energy efficiency in mind. This comprises a low energy condensing boiler, a smart insulated hot water cylinder and smart radiator valves throughout. The system allows the heating to be controlled remotely, either across the whole property or independently within individual rooms, providing greater control over energy usage and helping to improve overall efficiency. The hot water cylinder is currently heated via the gas system but also offers the potential to be heated using solar energy, subject to the installation of a suitable solar system. The vendors have also commissioned a solar survey, which indicated that the property has the potential to accommodate a substantial solar panel system together with PV battery storage.

Situated within the popular village of Brotherton, the property is conveniently placed for a range of local amenities including schools, a post office and local shop. Excellent nearby road and rail connections also make the location particularly convenient for those travelling further afield.

Greystones really must be viewed to fully appreciate the scale, character and flexibility of the accommodation on offer, making it particularly well suited to a growing or larger family, multi-generational living or those seeking adaptable space for both home and work.



ACCOMMODATION

KITCHEN DINER
15'11" x 17'4" (4.87m x 5.3m)
Two composite doors, one positioned to the side elevation and one to the rear. A spacious modern fitted kitchen diner with a range of contemporary black units with tiled splashbacks, space for American style fridge freezer, integral Cooke & Lewis oven and grill, induction hob with glass splash back, sink and drainer with Cooke & Lewis chrome mixer tap, wall mounted extractor fan, two UPVC double glazed windows to the rear and side. Double doors providing access into the pantry, original beams to the ceiling, central heating radiator and laminate flooring. Staircase leading to the first floor landing and staircase leading down to the lower ground floor living room. A cupboard houses a brand new condensing regular boiler together with a smart hot water cylinder. The smart water tank could be connected to solar water heating if required. Door to the downstairs w.c.



DOWNSTAIRS W.C.
Central heating radiator, pedestal wash basin and high flush w.c. Part laminate walls, wall mounted extractor fan, UPVC double glazed frosted window to the side aspect.

LOWER GROUND FLOOR

LIVING ROOM
16'0" x 15'1" (4.89m x 4.61m)
Original beams to the ceiling, walk in UPVC double glazed bow window to the rear with central heating radiator incorporating a tiled window seat with slate effect tiling. Feature decorative fireplace with marble hearth, brick interior, cast iron Dunsley 8kw multi fuel burner and timber surround with the house name engraved. Laminate flooring, door into the family room. Currently used as a dining room.

FAMILY ROOM
19'10" x 12'8" (6.07m x 3.87m)
Central opening. UPVC double glazed French doors leading to the patio area with sunlight's above, UPVC double glazed window to the rear aspect, laminate flooring, central heating radiator and additional wall mounted electric radiator. A feature media wall incorporates acoustic panelling with built-in LED lighting (The current vendors are willing to negotiate on the electronics within the media wall, subject to offer). Half height timber panelled walls provide an additional decorative feature.



FIRST FLOOR LANDING
A staircase from the kitchen diner leads to bedroom one and the landing, wall light. UPVC double glazed window to the front. The landing area, which is over 12 metres long has two UPVC double glazed windows to the front with solid wood/stone window seats, doors leading to three further bedrooms, house bathroom/w.c and double doors into the large storage cupboard. Solid wooden floor, original painted beams, a further door leads to the inner hallway. Inset spotlights, sensor lighting and radiator.

BEDROOM ONE
15'1" x 14'7" (4.60m x 4.47m)
Two UPVC double glazed windows to the side elevation and a UPVC double glazed window to the rear elevation. Pitched sloping ceiling, original wooden beams to the ceiling, central heating radiator, door providing access into built in wardrobe and half height timber panelled walls.



HOUSE BATHROOM/W.C.
15'1" x 5'2" (4.60m x 1.59m)
A stunning four piece bathroom suite comprising freestanding double ended ceramic roll top bath with claw feet having centralised chrome mixer tap and shower attachment, a low flush w.c., pedestal wash basin and larger than average shower cubicle with sliding doors, laminate walls and thermostatic shower. UPVC double glazed frosted window to the rear elevation, inset spotlights to the wall, contemporary chrome wall mounted radiator/heated towel rack.



BEDROOM TWO
13'3" x 11'9" (4.06m x 3.59m)
Pitched sloping ceiling with original painted wooden beams, two UPVC double glazed windows to the rear, central heating radiator.

BEDROOM THREE
13'3" x 10'1" (4.06m x 3.08m)
Chimney breast. Original painted beams to the ceiling, UPVC double glazed window to the rear elevation, central heating radiator and pitched sloping ceiling. Versatile space, currently used as a playroom.

BEDROOM FOUR
13'3" x 9'11" (4.06m x 3.03m)
UPVC double glazed window overlooks the rear elevation, solid wooden beam and central heating radiator.

INNER HALLWAY
Composite entrance door, solid stone decorative wall, wooden decorative mantle, central heating radiator, staircase with solid stone wall with seat leading to the door providing access into the separate living space. This versatile space could be used as a multi generational living space or a business (subject to planning consent).

UTILITY ROOM
14'5" x 16'10" (4.41m x 5.14m)
Two UPVC double glazed windows to the front aspect, UPVC double glazed window to the rear, a range of contemporary black base units with laminate work surface over and tiled splash back above, provision for a gas cooker (currently capped off), plumbing and drainage for a washing machine, space for a fridge, space for a freezer, plumbing for a slimline dishwasher, stainless steel sink and drainer with mixer tap. Inset spotlights to the ceiling, loft access, door into the bathroom and staircase leading down to the lower ground floor. Indian paved windowsill. Opening into the sitting room.

SHOWER ROOM/W.C.
6'9" x 8'11" (2.06m x 2.74m)
Fitted with a shower enclosure incorporating a solid glazed shower screen with black detailing, shower tray and mixer shower with rainfall shower head and separate handheld shower attachment. High flush W.C., pedestal wash basin with separate chrome taps and chrome ladder style radiator/heated towel rack. Fully laminated walls with chrome finishing strips, UPVC clad ceiling, ceiling mounted extractor fan and frosted UPVC double glazed window overlooking the rear elevation.

SITTING ROOM
12'9" x 16'10" (3.89m x 5.14m)
Coving to the ceiling, UPVC double glazed bow window to the rear elevation, central heating radiator, UPVC double glazed window to the front, decorative fireplace with marble half tiled interior, cast iron detailing and wooden surround. Built-in tiled window seat beneath the bow window, wall light, Indian paved windowsill with wooden surround and brick interior to the windows. Versatile space, currently used as an office but ideal reception room/additional bedroom.

LOWER GROUND FLOOR HALLWAY
UPVC double glazed French doors leading to the rear garden, two wall lights, central heating radiator, doors leading two further bedrooms.

BEDROOM FIVE
12'7" x 17'6" (3.84m x 5.35m)
UPVC double glazed window to the rear and central heating radiator.

BEDROOM SIX
11'8" x 16'8" (3.56m x 5.10m)
Euclidean glazed window to the rear aspect, central heating radiator, double doors to the boiler cupboard.

OUTSIDE
Externally to the front there is an entrance way and down the side of the property there's electric gates and access to the gated rear garden, mainly laid to lawn with established trees providing a pleasant leafy backdrop. A paved Indian stone patio area sits directly outside the property, creating space for outdoor seating, dining and entertaining, with additional raised sections adding interest to the garden with five low maintenance vegetable planters, ideal for someone who wants to grow their own vegetables/flowers. A Victorian traditional style exterior lamp provides an attractive feature within the garden. The garden further benefits from wall mounted external lights, two double external power sockets and two external water connections.



COUNCIL TAX BAND
The council tax band for this property is E.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.