



Knottingley



Church Street  
Knottingley, WF11 9HE



Type Here





Welcome  
*to our home*

Mr  
Mrs



\*\*\*GUIDE PRICE £400,000-£425,000\*\*\*A stunning detached period property dating back to circa 1790. Greystones Lodge offers generous and versatile accommodation spaciouly split over three floor levels extending to approximately 2346 square feet [218 square metres]. With two receptions rooms, open plan kitchen dining room and seven bedrooms including a separate annex. This superb property needs to be viewed to fully appreciate it size, quality and location of this spacious family home.

Located in the popular village of Brotherton the property is close to local amenities including local schools, post office and local shop, also benefits from nearby road and rail links. Finished to a high standard throughout and incorporating original oak beams, solid stones walls over a metre thick and quality integrated modern kitchen. The layout provides excellent family accommodation and benefits from a self-contained annex.

Externally the house benefits from a sheltered walled courtyard garden to the rear offering a private and secure garden with gated access. There's ample parking for several cars and with a generous size patio seating area, which is ideal for alfresco dining. Additional storage shed and raised beds planted with mature plants and shrubs.

The property briefly comprises to the ground floor a kitchen diner, w.c. and to the lower ground floor, a living room and family room. To the first floor there is an inner hallway, landing, four bedrooms and bathroom/w.c. The Annex accommodation, to the ground floor comprises living room, kitchen and shower room. To the lower ground floor there is the hallway and two bedrooms.

## ACCOMMODATION

### KITCHEN DINER

Entrance door. A spacious modern fitted kitchen diner with a range of wall and base units with composite work surface over, space for American style fridge freezer, integral Cooke & Lewis oven and grill, separate four ring gas hob with glass splash back, sink and drainer with Cooke & Lewis chrome mixer tap, two UPVC double glazed windows to the rear and side. Composite rear entrance door. 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. Door to boiler cupboard with plumbing and drainage for a washing machine, UPVC double glazed frosted window to the rear aspect, wall mounted combination condensing boiler. Door to the downstairs w.c.

### DOWNSTAIRS W.C.

Central heating radiator, pedestal wash basin and low flush w.c. Part tiled walls, UPVC double glazed frosted window to the side aspect.

### LOWER GROUND FLOOR

#### LIVING ROOM

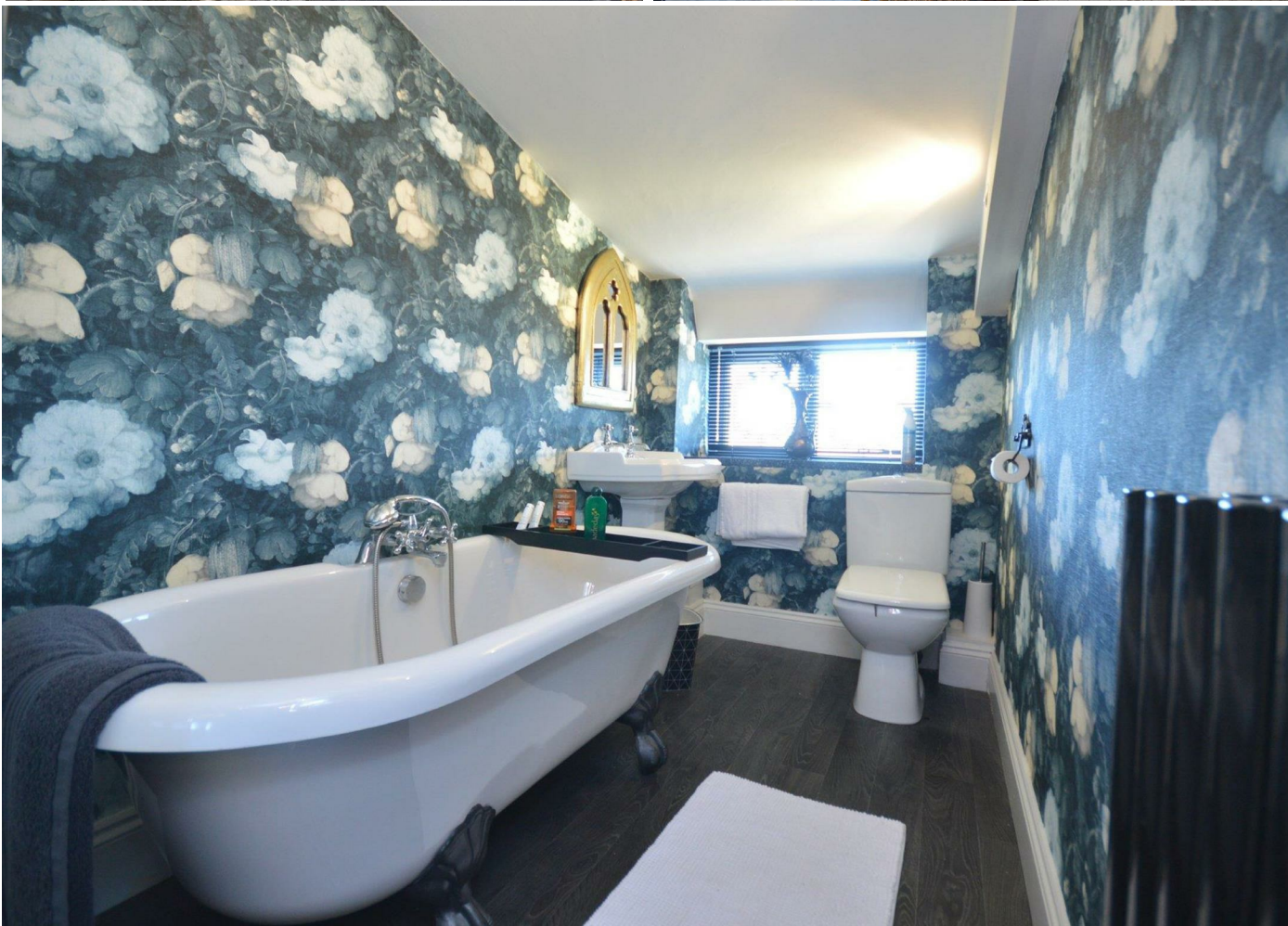
Original beams to the ceiling, walk in UPVC double glazed bow window to the rear with central heating radiator and window seat within a stone archway. Cast iron log burner inset into the chimney breast with solid stone hearth, interior and solid wooden mantle with the house name engraved. Door into the family room. Two wall lights.

#### FAMILY ROOM

Central opening. UPVC double glazed French doors leading to the patio area with sunlight's above, UPVC double glazed window to the rear aspect, four wall light points.

#### FIRST FLOOR LANDING

A staircase from the kitchen diner leads to the master bedroom 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, radiator with cover, inset spotlights to the wall and ceiling. A further door leads to the inner hallway.





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### MASTER BEDROOM

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.

### HOUSE BATHROOM/W.C.

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 wall mounted radiator.

### BEDROOM TWO

Pitched sloping ceiling with original painted wooden beams, two UPVC double glazed windows to the rear, central heating radiator.

### BEDROOM THREE

Chimney breast. Original painted beams to the ceiling, UPVC double glazed window to the rear elevation, central heating radiator, pitched sloping ceiling.

### BEDROOM FOUR

UPVC double glazed window overlooks the rear elevation, solid wooden beam and central heating radiator.

### INNER HALLWAY

Front entrance door, solid stone decorative wall, wooden decorative mantle, wall mounted electric storage heater, staircase with solid stone wall with seat leading to the door providing access into the annex.

### ANNEX

#### ANNEX KITCHEN

Two UPVC double glazed windows to the front aspect, UPVC double glazed window to the rear, a range of base units with laminate work surface over and laminate splash back above, freestanding double oven and grill with four ring gas hob, plumbing and drainage for a washing machine, space for a fridge, space for a freezer, built in wine rack, 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 with wooden surround and brick interior. Opening into the Living room.

#### ANNEX BATHROOM/W.C.

Three piece suite comprising larger than average shower cubicle with sliding doors, laminate walls within, thermostatic shower, rain shower head and shower attachment. Pedestal wash basin with mixer and a low flush w.c. Contemporary wall mounted radiator, UPVC double glazed frosted window to the rear elevation, cladding to the ceiling, storage cupboard.

#### ANNEX LIVING ROOM

Coving to the ceiling, UPVC double glazed bow window to the rear elevation, central heating radiator, UPVC double glazed window to the front, electric fire with marble hearth with decorative Victorian fireplace, painted tiles and solid wood carved surround. Fixed shelves to the chimney breast recesses, wall light, Indian paved windowsill with wooden surround and brick interior to the windows.

#### STAIRCASE LEADING TO THE LOWER GROUND ANNEX H

UPVC double glazed French doors leading to the rear garden, two wall lights, central heating radiator, doors leading annex bedrooms.

#### ANNEX BEDROOM ONE

UPVC double glazed window to the rear, central heating radiator.

#### ANNEX BEDROOM TWO

UPVC double glazed window to the front 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. The rear garden has walled boundaries and is landscaped with good size patio seating area with sandstone flags, mature plants and shrubs. Block paved driveway and parking area.

### EPC RATING

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

### VIEWINGS

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

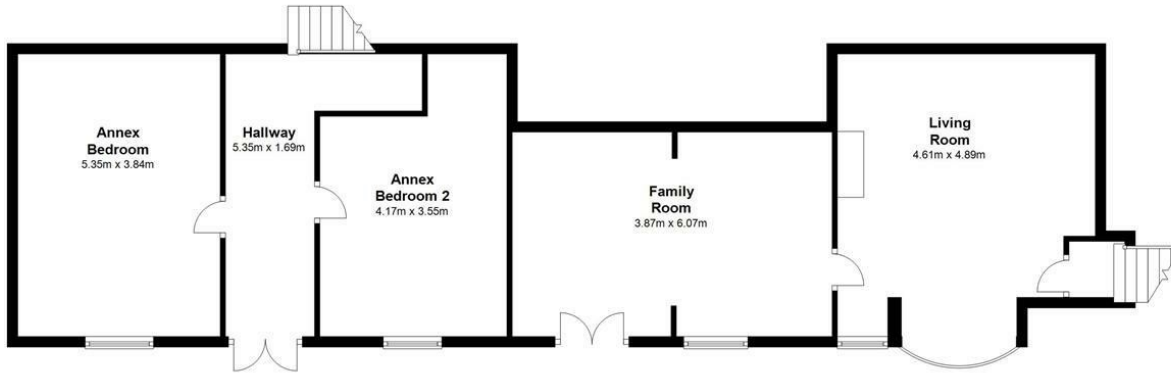
### LAYOUT PLANS

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.





**Lower Ground Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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