

# HUNTERS®

HERE TO GET *you* THERE

**The Cottage, 4 Horseshoe House High Street, Brotherton, Knottingley, Yorkshire,  
£125,000**

Property Images



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## Property Images



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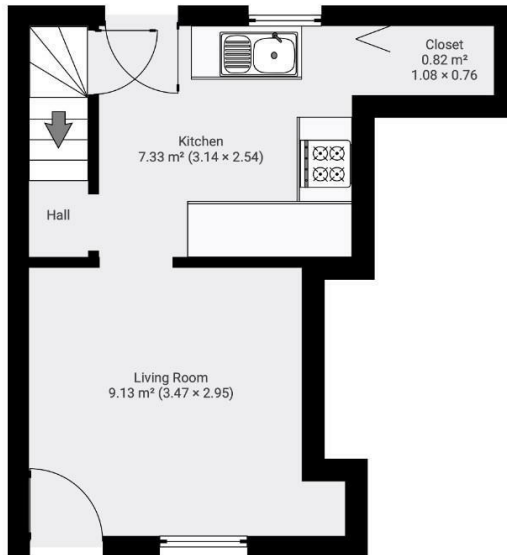
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Property Images

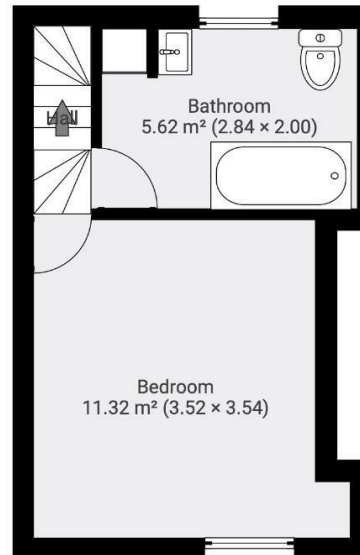
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GROUND FLOOR



FIRST FLOOR



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</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	

## Map



## Details

Type: Cottage Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

\*\*\*\* LIMITED TIME £125,000 \*\*\*\*

Renovated to a high standard is this charming cottage that blends contemporary living with its original characterful features and one of just 4 properties on the development.

The private entrance opens to a well appointed kitchen with a large storage cupboard. The kitchen leads to a bright living room with access to the courtyard.

Upstairs there is a very generous bedroom with original beams and the large modern bathroom, which has a three-piece suite and over bath shower.

Additionally, the property offers two allocated parking spaces and a 25% Share of the freehold.

Being within easy travel commute to York, Leeds, Wakefield, and Doncaster. In the immediate vicinity are the towns of Knottingley, Pontefract and Castleford that offer good range of amenities.

In summary, this high specification home offers a combination of spacious living in an excellent location.

## Features

- NO CHAIN • COUNCIL TAX BAND A • TASTEFUL COTTAGE • TWO ALLOCATED PARKING SPACES • COURTYARD • 25% FREEHOLD SHARE • GOOD-SIZED BEDROOM AND MODERN BATHROOM • BEAUTIFULLY PRESENTED • COULD BE SOLD FULLY FURNISHED