

Norfolk Close, Brotherton, Knottingley, West Yorkshire

Three double bedrooms | Ensuite facilities | Outbuilding | Solar panels | Excellent commuter links | Modern kitchen | Three reception rooms | Courtyard

3 bedroom Detached House | Asking Price: **£275,000 to £300,000** (Guide Price)

Rosedale
& Jones 

Norfolk Close, Knottingley, West Yorkshire

DESCRIPTION

A very spacious property, boasting some excellent features and premium upgrades. Plenty of parking, solar panels and an outbuilding. Guide Price: £275k to £300k.

Key Features

- Three double bedrooms
- Ensuite facilities
- Outbuilding
- Solar panels
- Excellent commuter links
- Modern kitchen
- Three reception rooms
- Courtyard



LOCATION

Situated just off of the Old Great North Road, this property benefits from excellent commuter links and local amenities. Access to the A1 and M62 motorway systems could not be much better. The picturesque and tranquil village of Brotherton benefits from some beautiful scenery and a number of riverside and canal side walks stretch for tens of miles.

EXTERIOR

Front

A low maintenance block paved courtyard which features security access gates and a detached outbuilding for storage. Side access to the rear. Note: The garage has been fitted out to be used as a studio and would also make an excellent home office.

Rear

A large South Westerly facing garden, ideally suited for entertaining, with an elevated Indian stone patio area which also benefits from an electricity supply to power a large hot tub. A section of grass lawn also offers an opportunity to landscape the area further if artificial turf is preferred. Plenty of space for garden furniture and the space also features a stone built BBQ and pizza oven.

INTERIOR - Ground Floor

Entrance Hall

Space for shoe and coat storage. Premium quality tiling to the floors. Double Glazed 'frosted' windows and a Composite door to the front aspect. Modern, programmable Electric radiator.

Kitchen

4.56m x 3.36m

A large and modern installation with a number of premium upgrades such as Quartz worktops, upstands and under unit LED lighting. Supported appliances include: a fully fitted electric oven with four induction hobs, a fridge freezer, a washing machine and a dishwasher. Other features include: a 1.5l stainless steel 'inset' sink with drainage carved into the Quartz and a large breakfast bar with space for four stools. This room also benefits from loads of storage space. Double Glazed windows to the front aspect and a Composite exterior door to the side aspect. Modern, programmable Electric radiator.

Dining Room

6.56m x 2.95m

Another very large space, which can accommodate a selection of furniture layouts and can support a ten seater dining suite quite comfortably. Modern, programmable Electric radiator, Double Glazed windows to the front aspect.

Living Room

4.85m x 3.48m

A very spacious room which can accommodate a selection of furniture layouts, as required and features premium quality flooring. Modern, programmable Electric radiator, Double Glazed windows to the rear and side aspects let in plenty of natural light and the room benefits from Double Glazed French doors which open onto the rear patio area.

Utility & Snug

5.56m x 2.55m

A spacious room, which is quite versatile. Could easily be used as an office or a playroom if preferred. Premium quality tiled flooring and a modern, programmable Electric

radiator.

INTERIOR - First Floor

Landing

Loft access.

Bedroom One

6.55m x 2.94m

Large enough for a King-size bed and boasting a huge amount of fitted storage capacity, with no less than two treble wardrobes and a double wardrobe - this is in addition to bedside tables and a dresser! Modern, programmable Electric radiator and Double Glazed windows to the front and rear elevations which let in plenty of natural light.

En-Suite

Fully tiled with premium quality materials and features including: a standing shower cubicle with glass water-guard, two shower heads, a wash basin with fitted storage units underneath and a w/c. Extractor fan, modern, programmable Electric radiator and 'frosted' Double Glazed windows to the front elevation.

Bedroom Two

3.91m x 3.56m

Large enough for a double bed and associated furniture. Benefits from wall-length fitted wardrobes. Modern, programmable Electric radiator and Double Glazed windows to the side elevation.

Bathroom

Fully tiled with premium quality materials, a wash basin with storage units underneath, a bathtub and a w/c. Modern, programmable Electric radiator and a 'frosted' Double Glazed window to side elevation. Extractor fan.

Bedroom Three

3.47m x 3.16m

Large enough for a Double bed and some associated furniture. Wall length fitted wardrobes. Modern, programmable Electric radiator and Double Glazed windows to the front elevation.

Unique Reference Number

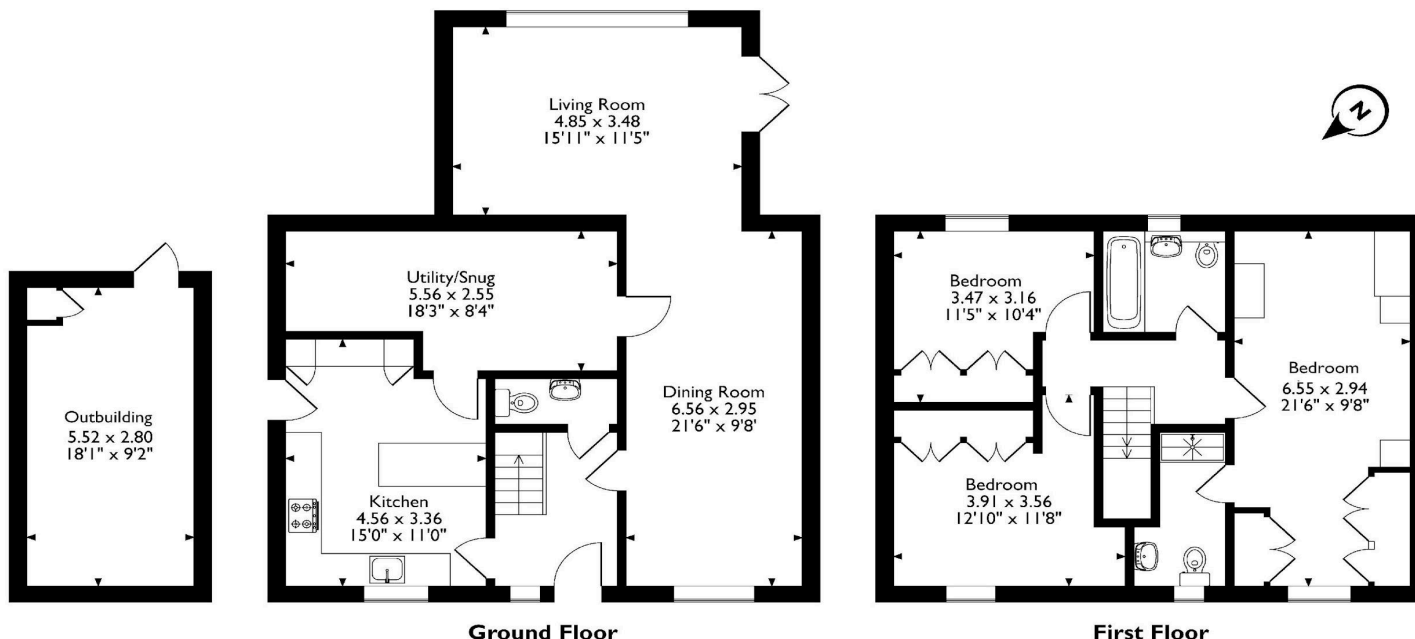
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Norfolk Close, Brotherton, Knottingley
 Approximate Gross Internal Area
 Main House = 132 Sq M/1421 Sq Ft
 Outbuilding = 15 Sq M/161 Sq Ft
 Total = 147 Sq M/1582 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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