



Sijohn Great North Road, KNOTTINGLEY WF11 8PF

welcome to

Sijohn Great North Road, KNOTTINGLEY

Set over TWO FLOORS, this unique DETACHED property offers SPACIOUS LIVING ACCOMMODATION for the whole family! Featuring an ENTERTAINMENT ROOM with a built in BAR, four / five bedrooms, TWO FULL BATHROOMS, plus GARDENS, a gated entrance and DOUBLE GARAGE, this is a MUST VIEW!!



Ground Floor

Entrance Hall

Having the entrance door to the front aspect, tiled flooring, and stairs leading down to the lower ground floor.

Lounge Diner

13' 7" max x 24' 5" max (4.14m max x 7.44m max)
Having two double glazed windows to the front aspect, a feature fire place, two gas central heating radiators, and a double glazed door leading out to the patio seating area.

Dining Kitchen

13' 4" max x 13' 7" max (4.06m max x 4.14m max)
Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a stainless steel sink and drainer, a free standing range style cooker with a matching splash back and a cooker hood extractor over. Also includes a cupboard housing the gas central heating boiler, an integrated fridge freezer, a double glazed window and an opening to the utility room.

Utility Room

7' 10" max x 11' 8" max (2.39m max x 3.56m max)
Having two double glazed windows, and fitted with base units and complimentary work surfaces over. Also includes an integrated washing machine and an American style fridge freezer. Gas central heating radiator and a door leading out to the rear.

Bedroom Two

11' 8" max x 16' 3" max (3.56m max x 4.95m max)
Double glazed window to the front aspect and a gas central heating radiator.

Bathroom

Consisting of a modern four piece bathroom suite which includes a free standing bath with mixer tap, a separate shower cubicle, a wash hand basin with a vanity storage unit, and a low level flush w.c. Also has a heated towel rail and a double glazed window.

Bedroom One

11' 8" max x 16' 8" max (3.56m max x 5.08m max)
With a double glazed window to the front aspect, and a gas central heating radiator.

Bedroom Four

13' 6" max x 10' 10" max (4.11m max x 3.30m max)
Having a double glazed window, a gas central heating radiator, and stairs leading up to the access hatch to the part boarded loft.

Lower Ground Floor

Entrance Porch

With security gate access, and double glazed doors leading into the property.

Entertainment Room

24' 3" max x 13' 4" max (7.39m max x 4.06m max)
An impressive entertainment room with built in Bluetooth and LED lighting, and a gas central heating radiator.

Gym Area

12' 7" max x 10' 2" max (3.84m max x 3.10m max)
Fitted with a gas central heating radiator.

Bedroom Three

10' 2" max x 14' 5" max (3.10m max x 4.39m max)
With a double glazed window, a built in cupboard housing the water pump, and an opening to the dressing area.

Dressing Area

10' 8" max x 5' 4" max (3.25m max x 1.63m max)

Bathroom

Fitted with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a low level flush w.c. Also includes a gas central heating radiator and an extractor.

Study / Bedroom Five

10' 6" max x 8' 8" max (3.20m max x 2.64m max)
Having a double glazed window.

Exterior

Externally the property has a gravel driveway with gated access to the double garage, a patio seating area and a further seating area with an artificial lawn from the utility room.

The property also has a further garden space which includes a lawn and a shed with power.

Garage

17' 3" max x 18' 6" max (5.26m max x 5.64m max)
Featuring an electric roller door, power, lighting and a boarded loft space for additional storage.



view this property online williamhbrown.co.uk/Property/CAF113353



welcome to

Sijohn Great North Road, KNOTTINGLEY

- Detached Family Home
- Four / Five Bedrooms
- Two Full Bathrooms
- Bar / Entertainment Room
- Gym Area

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£450,000



This floor plan is for illustrative purposes only. It is not meant to scale. Any measurements, floor areas (including any total floor areas), coverings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.houseagent.com



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF113353



Property Ref:
CAF113353 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 512628



castleford@williamhbrown.co.uk



10 Bank Street, CASTLEFORD, West Yorkshire,
WF10 1HZ



williamhbrown.co.uk