



**Cridling Park Cottages, Knottingley WF11 0AJ**

***Welcome to***

**Cridling Park Cottages, Knottingley**

This charming two bedroom semi-detached cottage sits on a generous corner plot with stunning field views with no onward chain. It features a kitchen with pantry, utility room, sun room, large gardens, a spacious driveway, garage, workshop and kennels—perfect for countryside living.





### **Rear Entrance Hall**

With a central heating radiator and tiled flooring.

### **Shower Room**

A suite consisting of a low level flush WC, wash hand basin, electric shower, fully tiled, central heating radiator and a UPVC double glazed window to the side aspect.

### **Lounge**

11' 3" x 17' 1" ( 3.43m x 5.21m )

With a UPVC double glazed window to the front and rear aspect, solid wood flooring, ingle nook fire place with chimney breast brick walls and slate hearth and a central heating radiator.

### **Kitchen**

11' 7" x 8' 9" ( 3.53m x 2.67m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, a bowl and half sink and drainer, tiled flooring, tiled splash back, electric hob, electric oven, extractor fan, pantry with a window to the rear, a central heating radiator and a UPVC double glazed window to the side aspect.

### **Utility Room**

With a UPVC double glazed stable door, plumbing for dishwasher and washing machine, wall and base units with work surfaces over, space for a fridge freezer, tiled flooring and a UPVC double glazed window to the side aspect.

### **Sun Room**

19' 8" x 6' 4" ( 5.99m x 1.93m )

With French doors to the side, tiled flooring, spot lights to the ceiling, a central heating radiator and three UPVC double glazed windows to the rear aspect.

### **Landing**

With access to the loft and a UPVC double glazed window to the rear aspect.

### **Bedroom One**

17' 11" x 8' 9" ( 5.46m x 2.67m )

With two UPVC double glazed windows to the front and rear aspect and a central heating radiator.

### **Bedroom Two**

14' 7" x 9' 9" ( 4.45m x 2.97m )

With a UPVC double glazed window to the front aspect, storage cupboard, laminate flooring and a central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, P shaped bath, part tiled to walls, central heating radiator and a UPVC double glazed window to the rear aspect.

### **Exterior**

The property has gardens to three sides which overlooks fields to the rear. There is a driveway providing ample off street parking, garage, workshop and kennels.



***view this property online*** [williamhbrown.co.uk/Property/PON118245](http://williamhbrown.co.uk/Property/PON118245)



**Welcome to**

## **Cridling Park Cottages, Knottingley**

- Two Bedroom Semi-Detached Cottage
- NO ONWARD CHAIN
- Ground Floor Shower Room
- Sun Room
- Driveway

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

**£230,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PON118245](http://williamhbrown.co.uk/Property/PON118245)



Property Ref:  
PON118245 - 0005

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 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



26 Market Place, PONTEFRAC, West Yorkshire,  
WF8 1AT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**