



CASTLE DWELLINGS

...because your home is your Castle!

Cut Road, Knottingley



Offers In Excess Of £210,000



2



1



2



63

Situated in the heart of this picturesque and sought after village and with the renowned Fairburn Ings wildfowl reserve, this two bedroom cottage is one of three converted from a former barn and is constructed of random local stone. A great opportunity for someone wanting a rural life with the added attractions of local village amenities. Sure to attract a high level of interest so please don't delay in arranging a viewing.



- Large Lounge Dining Room with beamed ceilings
- Wood Log Burner
- Modern Kitchen
- Two Double Bedrooms
- Family Bathroom
- Spacious Garden
- Characteristic
- Piece of paradise
- Single Garage
- EPC Grade

Call 01977 285111 or 01138 800600 to view this property. For more details visit www.castledwellings.co.uk.

22 Bank Street, Castleford, WF10 2QN - 39-41 Ropergate, Pontefract, WF8 1JY - 85-87 High Street, Kippax, LS25 7AH. Opening hours: Mon-Fri 9am to 5.30pm / Sat 10am to 2pm.



Front

Entrance hall

A great space to shed your shoes and hang your coats before opening into the lounge.

Living Room

16'1" x 14'0" (4.92 x 4.28)

Step inside the light and airy living space with wide uPVC window to the front with window seat below, filling this room with natural light. The antique brick fireplace surround houses the wood burning stove which offers cosy winter evenings and the whole room is complemented by exposed ceiling beams.

Dining Room

9'2" x 8'2" (2.81 x 2.50)

Having a timber framed surround to the open access from the lounge into this spacious dining area which has a central heating radiator, coving and beamed ceiling..

Kitchen

12'2" x 7'4" (3.73 x 2.26)

Range of modern base and wall cupboard units with work top surfaces incorporating an inset single drainer sink unit with mixer tap. slot in cooker with 4 ring hob. , part tiled walls and tiled floor. Double glazed window overlooking the rear elevation and side entrance door. Central heating radiator, beamed ceiling.

First Floor Landing

A spacious area leading to the bedrooms and house bathroom.

Bedroom 1

12'4" x 8'8" (3.76 x 2.65)

A spacious double bedroom with uPVC double glazed window to front. Gas central heating radiator. and with a walk in cupboard off housing the gas fired central heating boiler and hanging rail.

Bedroom 2

11'2" x 7'10" (3.42 x 2.40)

A double bedroom with carpeted flooring, a uPVC window to the rear elevation and a radiator.

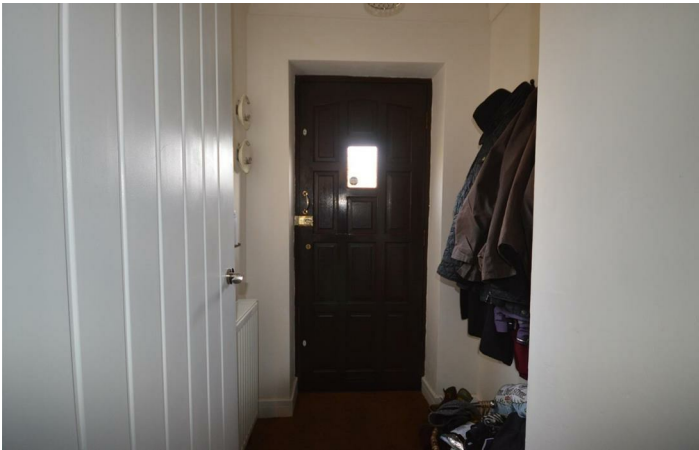
Bathroom

7'9" x 5'2" (2.38 x 1.58)

With recently installed modern white suite of panelled bath with shower over and screen, pedestal wash hand basin and low level flush WC. Tiled flooring and walls, uPVC opaque window and chrome towel warmer,,

Garden

To the front of the property there is a well tended lawn garden with flower and shrub borders. To the rear there is a covered sitting area, further paved patio and lawn with well tended flower and shrub borders. A gate gives access to the detached garage which lies to the side of the cottages and has parking in front of it for up to two cars with a flower bed to the side of the drive. The garage itself has an up and over door, power and light.



Call **01977 285111** or **01138 806600** to view this property. For more details visit www.castledwellings.co.uk.

22 Bank Street, Castleford, WF10 2QN - 39-41 Ropergate, Pontefract, WF8 1JY - 85-87 High Street, Kippax, LS25 7AH. Opening hours: Mon-Fri 9am to 5.30pm / Sat 10am to 2pm.



Floor Plan

GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA - 727 sq.ft. (67.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropax 02031



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Call **01977 285111** or **01138 800600** to view this property. For more details visit www.castledwellings.co.uk.