



Armstead House  
Cobcroft Lane, Cridling Stubbs



# Armstead House Cobcroft Lane

Cridling Stubbs, Knottingley, WF11 0AZ



Enjoying a lovely feeling of rural isolation, a detached family home with four double bedrooms, two of which have dressing rooms, a living dining kitchen with integrated appliances, large play room and separate office. Landscaped gardens, ample parking space and double garage block.

A supremely spacious four double bedroom detached family home with flexible accommodation set in this beautiful village location with ample parking and a lovely enclosed garden.

With sealed unit double glazed windows and an oil fired central heating system, this comfortable and expansive detached family home offers well presented accommodation that is approached via an open entrance porch that leads through into a central reception hall. Off to the rear is a guest w.c., whilst the principal living room is of generous proportions with a feature log burner and bi-folding doors that lead through to a separate conservatory taking full advantage of the views over the back garden. The living dining kitchen is fitted to an excellent standard with integrated appliances and a lovely dining area to the front. A rear entrance hall leads through into a good sized utility room with the ground floor accommodation being completed by a large playroom and a separate office, which could be combined if desired to create a huge further reception room. To the first floor the principal bedroom has a luxuriously appointed and large en suite bathroom/w.c. as well as a separate dressing room. The second double bedroom also has its own dressing room that could be separated to create a fifth bedroom, if required. The two further double bedrooms are served by the well appointed family bathroom/w.c. Outside, an automated gate provides access to a wide bonded resin parking/turning area providing ample space for multiple vehicles and access to the adjoining double garage block that has a workshop to the rear and a carport to the side. To the rear of the house there are thoughtfully landscaped gardens with paved patio seating areas, expansive artificial lawn, gazebo and a substantial summerhouse ideal for a variety of different uses.

Situated in the pretty village of Cridling Stubbs, the property is within easy reach of the broad range of shops, schools and recreational facilities offered by the nearby town centre of Pontefract. Enjoying a lovely feeling of rural isolation, the property is easily accessible with ready access to the nearby national motorway network.





## ACCOMMODATION

### RECEPTION HALL

Composite front entrance door, double central heating radiator, return solid oak staircase to the first floor and a door to the guest w.c.

### GUEST W.C.

Part tiled walls, frosted window to the rear, chrome ladder style heated towel rail and fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and vanity wash basin with cupboard under.

### LIVING ROOM

Window to the front, double central heating radiator, bi-folding doors through to the conservatory and a feature log burner with a stone hearth housing a contemporary style wood burning stove with heavy wooden mantle. Provision for a wall mounted television.

### CONSERVATORY

Double French doors out to the patio behind the house.

### LIVING DINING KITCHEN

Fitted to a fantastic standard with a modern range of wall and base units with wood effect laminate worktops with matching splashbacks, inset composite sink unit with instant boiling water tap, four ring ceramic hob with matching filter hood over, two built in ovens, full height integrated larder fridge with matching full height integrated larder freezer, integrated dishwasher and polished ceramic tiled floors, which flows through into the adjoining dining area that has a window to the front and double central heating radiator, as well as a provision for a wall mounted television.

### REAR ENTRANCE HALL

Composite external door to the rear and built in cupboards.

### UTILITY ROOM

Window overlooking the rear garden and finished with a range of white fronted wall and base units with contrasting dark laminate worktop, tiled splashbacks and a wide ceramic Belfast style sink. Chrome ladder style heated towel rail.

### PLAYROOM

Adaptable for a variety of uses but currently fully utilised as a family room with a double central heating radiator and provision for a wall mounted television.

### SECONDARY DOWNSTAIRS W.C.

Urinal and vanity wash basin with drawer under. Frosted window to the side.

### OFFICE

Ideal for those looking to work for home with a window to the front and an external door to the side. Double central heating radiator.

### FIRST FLOOR GALLERIED LANDING

Frosted window to the rear, loft access point and a built in linen cupboard. Central heating radiator.

### PRINCIPAL BEDROOM SUITE

#### - BEDROOM

Window to the front, central heating radiator and a good range of fitted wardrobes and cupboards with matching drawers.

#### - DRESSING ROOM

Window to the front, central heating radiator and open fronted wardrobes.





#### - EN SUITE/W.C.

Large frosted window to the rear and fitted to a most luxurious standard with a four piece suite comprising step up bath with shower attachment, separate wide shower cubicle with twin head shower, vanity wash basin with cupboards under and low suite w.c. with concealed cistern, ceramic tiled walls and ladder style heated towel rail and extractor fan.

#### BEDROOM TWO

Window to the front and a central heating radiator.

#### - DRESSING ROOM

Window to the front and central heating radiator.

#### BEDROOM THREE

Window overlooking the garden, fitted wardrobes with matching drawers and central heating radiator.

#### BEDROOM FOUR

Window to the front, central heating radiator.

#### FAMILY BATHROOM/W.C.

Frosted windows to the rear. Fitted to a lovely standard with white and chrome suite comprising p-shaped shower bath with twin head shower and folding glazed screen, vanity wash basin with cupboards under and low suite w.c. Chrome ladder style heated towel rail, ornate tiled walls, extractor fan and double fronted linen cupboard.

#### LAUNDRY ROOM

Thoughtfully designed to save carrying laundry up and downstairs with space and plumbing for a washing machine and tumble dryer. A drying area with radiator and hanging rail. Extractor fan.

#### OUTSIDE

To the front, a wide electric gate providing access to a broad bonded resin driveway that provides ample parking and turning space as well as access to the double garage. The garage block (measuring 6.1m x 4.1m) has twin doors to the front, two frosted windows to the car port and separate workshop to the rear (measuring 6.2m x 2.5m) with a composite door to the carport. Spanning the gap between the garage and the house is a useful car port. To the rear of the house there is a thoughtfully landscaped garden designed specifically for low maintenance and with a large artificial lawn and broad paved sitting areas ideal for outside entertaining. A gazebo provides a sheltered sitting space with electrical power supply and there is also a large timber built summerhouse (measuring 6m x 6m) that provides valuable additional space with electric light and power. Ample socket points, insulated floor with laminate flooring.

#### COUNCIL TAX BAND

The council tax band for this property is F.

#### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

#### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

#### VIEWINGS

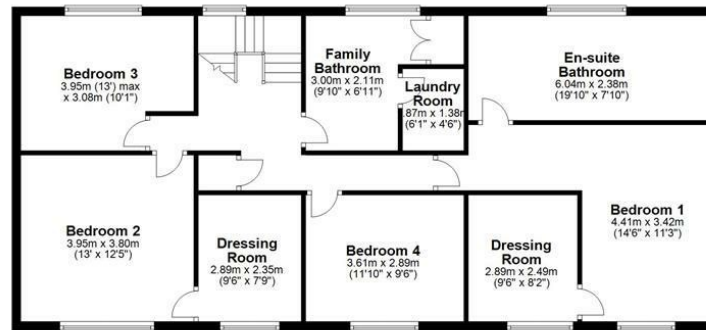
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.



Ground Floor



First Floor



OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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\*your home may be repossessed if you do not keep up repayments on your mortgage

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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