

**Cow Lane, Knottingley**

**£225,000**

  
**MARTIN & CO**



# Cow Lane, Knottingley

House - Detached

3 Bedrooms, 1 Bathroom

£225,000

- POTENTIAL! POTENTIAL! & MORE POTENTIAL!
- INDIVIDUAL ARCHITECT-DESIGNED RESIDENCE SET IN EXTENSIVE GARDENS. WHAT WOULD YOU DO?
- MODERNISATION REQUIRED, HENCE THE PRICE, THIS PROPERTY WILL NOT BE AROUND FOR LONG
- LOOKING FOR A CHARACTER PROPERTY TO CREATE YOUR TRUE DREAM HOME? LOOK NO FURTHER
- CLOSE TO LOCAL AMENITIES, SHOPS, SCHOOLS FOR ALL AGES & CHOICE OF SUPERMARKETS
- MOTORWAY NETWORK IS A SHORT DRIVE AWAY BEING IDEAL FOR THE COMMUTER
- EARLY VIEWING ADVISED TO AVOID MISSING OUT
- COUNCIL TAX BAND C

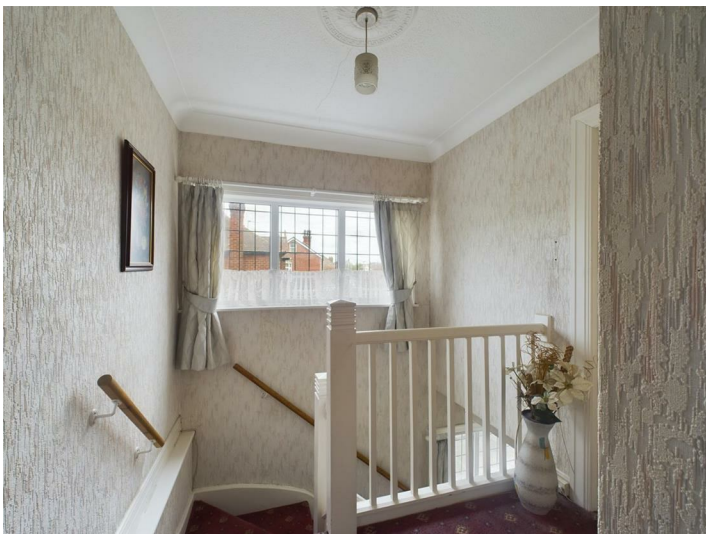
Welcome to this charming 3-bedroom detached house located on Cow Lane in Knottingley. A true gem waiting to be polished, this mature individual architect-designed family home exudes character and history and is set in extensive grounds.

Awaiting modernisation, hence the price, this residence has been lovingly held within the same family since its inception, boasting a myriad of original period features that tell a story of its own. From the elegant reception hall to the two reception rooms and spacious kitchen, every corner of this house whispers tales of yesteryears.

Ascending to the first floor, you are greeted by a light and airy landing leading to three cosy bedrooms, a house bathroom featuring an original cast iron bath, and a separate WC. The charm and grace of this property are simply unparalleled, offering a unique opportunity to create a home that blends tradition with modern comforts.

Outside to the front there is an enclosed garden with driveway continuing to the side leading to the detached garage. Boasting a particularly generous garden to the rear, the garden is sure to impress. Imagine yourself hosting delightful outdoor gatherings on the large patio or simply unwinding on warm sunny days. The substantial lawns provide an ideal space for children to play freely, and there's even room for a vegetable patch if you fancy growing your own produce. The possibilities are endless, allowing you to tailor the outdoor space to your liking and create your own perfect oasis.

Conveniently located for commuters with easy access to the motorway network and surrounded by local amenities, this house is not just a home; it's a lifestyle waiting to be embraced. Don't miss the chance to be the next owner of this enchanting property - a viewing is a must to truly appreciate all it has to offer.





### Arched Entrance Porch

An impressive porch allows access to the inviting reception hall.

### Reception Hall

This impressive hall is accessed by an original timber, leaded lights front door, and has a window to the side aspect, original cornice to ceiling, solid oak floor and spindle staircase leading to the first floor.

### Reception One

Having cornice to ceiling, picture rail, an original art nouveau style fire place with chimney and a walk in bay with window which overlooks the front aspect.

### Reception Two

Having cornice to ceiling, picture rail, an original fire

place with chimney, French windows and doors overlooking the large flagged patio and expansive gardens beyond.

### Dining Kitchen

This spacious dining kitchen offers a range of quality wall, base and display cupboard units including a integrated double electric oven/grill. The laminate roll edge work surfaces incorporate a single bowl sink/drain, a gas hob with extractor hood over and plumbing for an automatic washing machine plus a useful pantry. There is a window to the rear and side aspect and tiled floor.

### Side Lobby

Having a tiled floor and timber glazed external door to the front aspect.





### First Floor Landing

A charming landing with spindle balustrade, a large window to the side aspect, access to the loft, three bedrooms, house bathroom and separate WC.

### Bedroom One

Having a picture rail, central heating radiator and window to the front aspect.

### Bedroom Two

Having a picture rail, central heating radiator and window to the rear aspect.

### Bedroom Three

Having a picture rail, central heating radiator and window to the front aspect.

### House Bathroom

Having a picture rail, central heating radiator and a frosted window to the rear aspect, There is the original freestanding cast iron bath, pedestal hand wash basin and storage cupboard which houses the central heating boiler.

### Separate WC

Having a low flush W,C and frosted window to the side aspect.

### Outside Front

There are double wrought iron gates opening to the front garden which is mainly laid to lawn, with decorative established borders, The driveway continues to the side and to the larger than average detached garage.

### Outside Rear

Boasting a particularly generous garden ideal for hosting delightful outdoor gatherings on the large patio or simply unwinding on warm sunny days. The substantial lawns provide an ideal space for children to play freely, and there's even room for a vegetable patch. The possibilities are endless, allowing you to tailor the outdoor space to your liking and create your own perfect oasis.



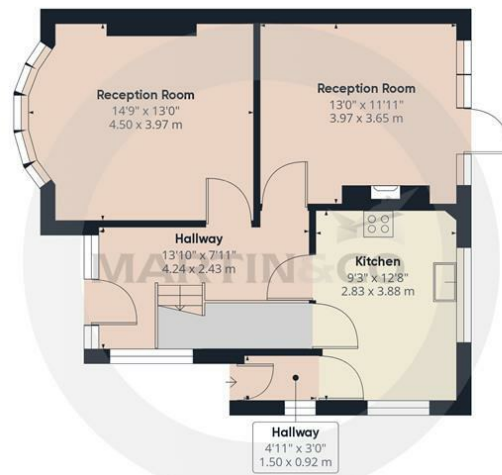
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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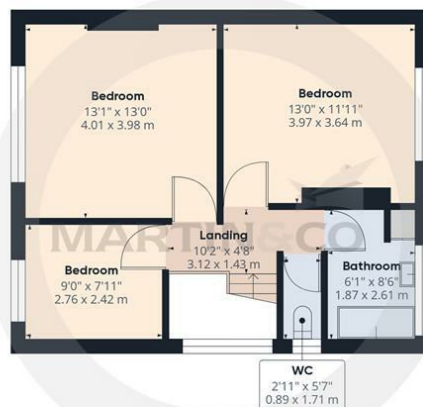








Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1087.26 ft<sup>2</sup>

101.01 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

