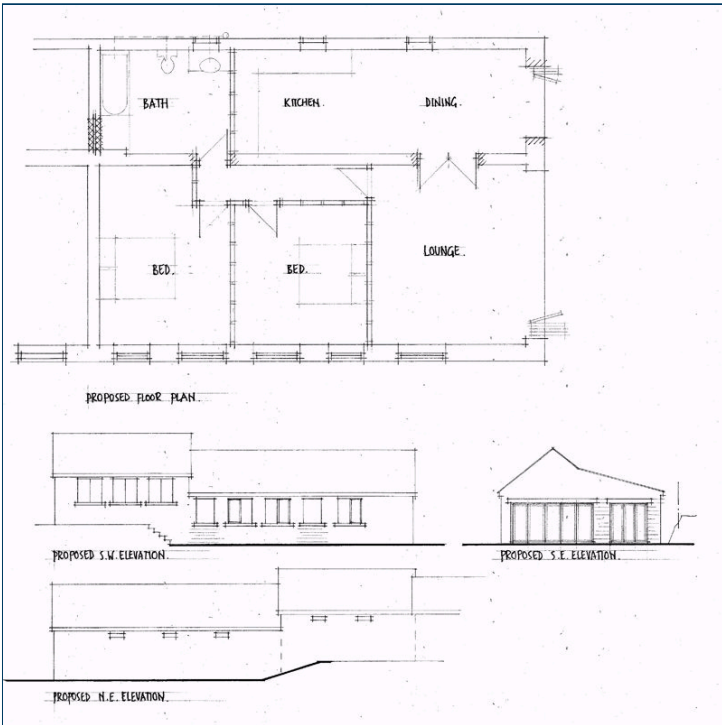



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC



England & Wales EU Directive 2002/91/EC

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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.





## Cattlelaith Lane, Knottingley, WF11 0AA

### Four Bed Detached Cottage

### **Offers in Excess of £700,000**

**Spacious Shaker Style Breakfast Kitchen : Impressive Lounge with Feature Fireplace and Wooden Floors : Second Reception Room Ideal as Dining Room, Snug or Study : Four Generously Sized Double Bedrooms : Two Stylish Bathrooms : Large Private Gardens with Paved Entertaining Terrace Offering Sweeping Countryside Views : Substantial Outbuilding with Plans Drawn For a Two Bedroom Apartment Annex (Subject to Planning Approval) : Sweeping Gravel Driveway Providing Ample Parking for Multiple Vehicles : Peaceful and Private Setting in Knottingley with Excellent Transport Links and Local Amenities**

## PROPERTY DETAILS

Tucked away in a peaceful and private setting this substantial stone built family home combines charm with generous proportions making it ideal for modern family life. Approached via a sweeping gravel driveway the property immediately impresses with its characterful stone exterior and red tiled roof.

The accommodation is arranged across two floors with a versatile layout that adapts easily to the needs of a growing family. The heart of the home is the spacious shaker style breakfast kitchen fitted with classic cabinetry finished in soft grey tones and complemented by warm wooden worktops. A range style cooker stainless steel extractor and integrated appliances make this an excellent space for both everyday cooking and entertaining. There is plenty of room for a dining table and chairs as well as relaxed seating by the large window which frames garden views and fills the room with light.

The main lounge is a standout feature with its striking fireplace at the centre, flanked by alcoves and decorative stained glass windows. Wooden flooring runs throughout and large windows and patio doors ensure a bright and welcoming atmosphere. This generous room offers ample space for both sitting and dining areas making it perfect for family gatherings or entertaining guests. A second reception room provides flexibility as a formal dining room, cosy snug or home office depending on preference. The property also benefits from an upstairs and downstairs bathroom which are finished to a high standard one with a sleek walk in shower the other with a contemporary suite including both bath and separate shower.

Upstairs the home offers four well proportioned double bedrooms each with its own character. Some rooms feature built in storage while others enjoy dual aspect windows and views over the gardens.

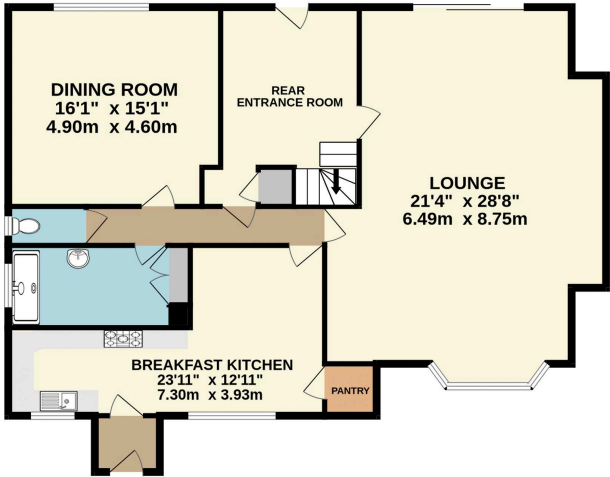
The outdoor space is equally appealing with a large private garden bordered by mature trees and shrubs offering both beauty and seclusion. A generous paved terrace extends directly from the house creating a wonderful space for alfresco dining or summer entertaining. Beyond lies a well kept lawn perfect for children to play or for keen gardeners to enjoy whilst taking in the sweeping countryside views on offer. The property also benefits from a substantial outbuilding which offers excellent potential for conversion with initial plans for a two bedroom apartment/Annex drawn (Subject to planning approval). The property also benefits from a separate paddock having water and electric supply.

Located on the outskirts of Knottingley the property is ideally positioned for access to local amenities schools and transport connections. Knottingley station provides regular services to Leeds and beyond while the nearby motorway network ensures easy travel to Wakefield Pontefract and further afield. This location balances the tranquillity of a private home with the convenience of modern connectivity. Freehold: Energy Performance Rating D: Council Tax Band F. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

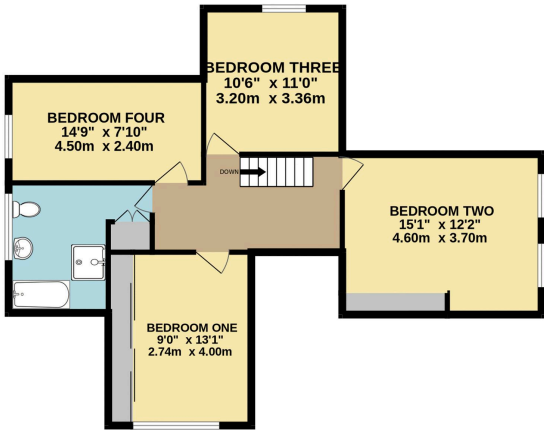


FLOOR PLANS

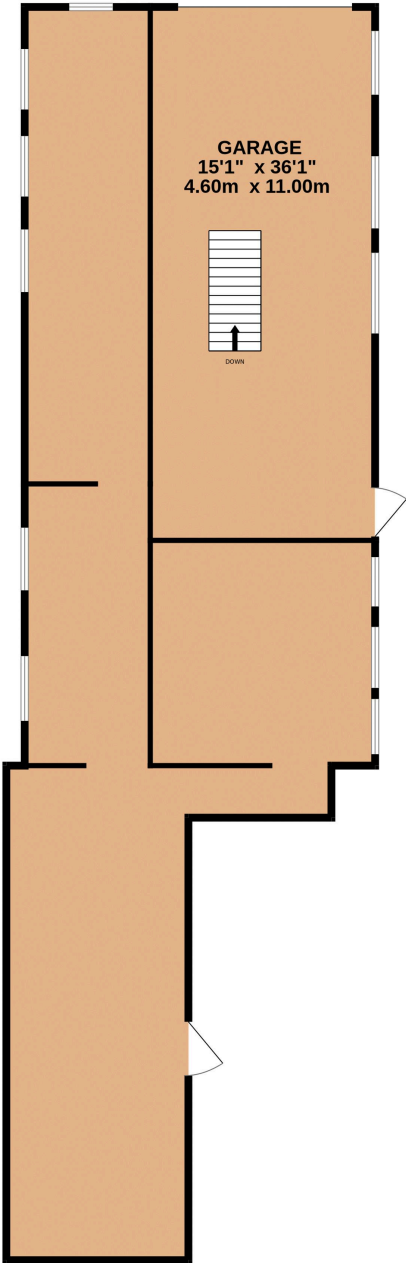
GROUND FLOOR  
1335 sq.ft. (124.0 sq.m.) approx.



1ST FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



GARAGE  
2081 sq.ft. (193.3 sq.m.) approx.



TOTAL FLOOR AREA : 4163 sq.ft. (386.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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