

# HUNTERS®

HERE TO GET *you* THERE

**28 Womersley Road, Knottingley, WF11 0DB**

**£450,000**

**Property Images**



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## Property Images



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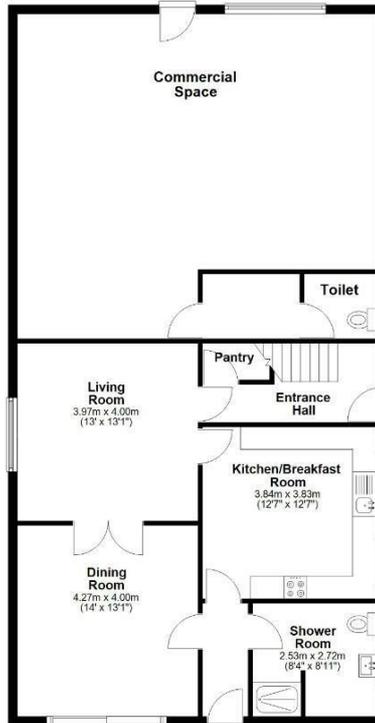


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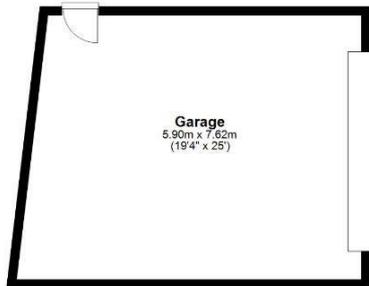
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**Ground Floor**  
Approx. 162.6 sq. metres (1750.7 sq. feet)



**First Floor**  
Approx. 62.9 sq. metres (677.2 sq. feet)



Total area: approx. 225.6 sq. metres (2427.9 sq. feet)

## EPC

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>			78
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

### THE SETTING:

This traditional red brick detached property is located on arguably one of the most sought after roads in Knottingley, just a stones throw away from neighbouring countryside. The town of Knottingley offers a railway station with regular routes to Leeds, supermarkets, eateries and schools. Knottingley is in close proximity to its neighbouring towns Pontefract and Castleford and there are semi rural villages within a short drive. This location also provides excellent M62 and A1 motorway links.

### THE PROPERTY:

The main entrance to the property is via the side door to the left but there is also access from the back door which is ideal when parking to the rear near the garage. As you enter the property you're greeted with a welcoming hallway with ample storage space in the understairs cupboard for coats bags and shoes. The staircase is open in the hallway and you can access the living room from the hall. The living room is a great space with large windows and lots of space for furniture to be laid out exactly as you wish. Off the living room accessed via double doors is a further reception room which is currently used as a dining room but could be a great space to work from home or a children's playroom. The double doors make both rooms really versatile and they create a great entertaining/family space. The dining room has patio doors out to the rear so in summer dining is an absolute treat overlooking the substantial gardens. The living room gives access through to the breakfast kitchen which features an array of solid wood base and wall units, complimentary granite worktops, appliances and space for a 4-6 seater dining table, again this a great space for family meal times. Off the kitchen is the rear hallway which gives access back to the dining room and also to a ground floor handy shower room/utility.

Upstairs are 3 very generous double bedrooms all accessed from a large landing. All three bedrooms have ample space for furniture, large bedrooms and definitely have the potential to add en-suites for those that wish to. The house bathroom is also a good size and features a 3 piece suite with complimentary tiling, the central heating boiler is also housed in the bathroom.

To the front of the property is the commercial part which could easily be made part of the house as a front living space, it could also be ideal as a further living space for extended family subject to the relevant consents. Commercially it also provides options for an array of different businesses who want to expand in a bustling town.

### OUTSIDE SPACE:

Wow, where to start here! To the rear of the property is a brick built double garage with electric doors. Arguably one of the tidiest garages I've ever seen this space is the size of a small bungalow and comes with power, light and even a water supply which provides further options to convert into an annexe subject to the relevant consents. There is a driveway for multiple vehicles to the rear and then the garden/building plot is a great size for a multitude of opportunities. To the front of the property there is also parking for 2 vehicles just in front of the commercial space.

In summary this property needs to be viewed to be appreciated! Call us today to arrange your viewing.

HUNTERS are delighted to bring this exciting opportunity to the sales market. When I say opportunity I really do mean it. There are SO MANY options with this property. When I first visited I was blown away with the amount of space surrounding the property, the location on one of Knottingley's most sought after roads and the internal layout inside. If you're looking to build this could be the one for you (please contact us for more information on the current planning permission in place), if you're looking for an executive detached property with substantial gardens this could be the one for you and if you're looking to run your business from your home in a brilliant location then equally this could be the one for you.

When the current owner bought the property this was a standard 3 bed detached property with huge gardens. He ran his business very successfully for a number of years from the commercial unit at the front of the property (which could easily become part of the house for buyers looking for their forever home). After retiring he successfully rented the commercial part out and had people queuing up to rent it - he still does!! So there is the option to keep the commercial property on as either your own business or as a rental income (please contact our office for a valuation for lettings).

### Features

• AMAZING OPPORTUNITY • PLANNING PERMISSION GRANTED • COMMERCIAL UNIT TO THE FRONT • SAT IN A SUBSTANTIAL PLOT • BEAUTIFUL DETACHED FAMILY HOME • LARGE DETACHED DOUBLE GARAGE • COUNCIL TAX BAND • FREEHOLD • COMERCIAL EPC RATING C • RESIDENTIAL EPC RATING D



6 Bank Street, Castleford, WF10 1HZ  
Tel: 01977 604600 Email: [castlefordsales@hunters.com](mailto:castlefordsales@hunters.com) <https://www.hunters.com>

