

HUNTERS®

HERE TO GET *you* THERE



HUNTERS

SALES & LETTINGS

Womersley Road

Knottingley, WF11 0DB

£450,000



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.

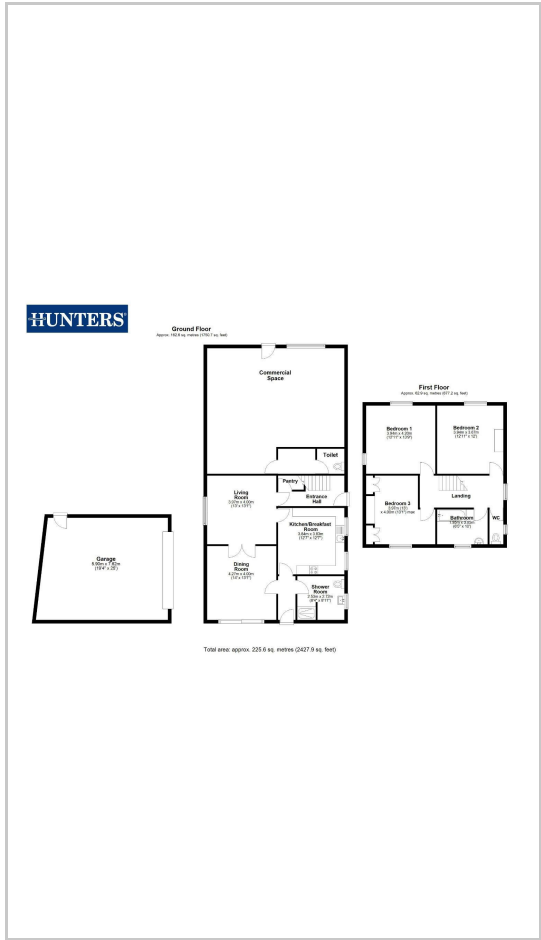
When the current owner bought the property this was a standard 3 bed detached property with huge gardens. He ran his business very successfully for a number of years from the commercial unit at the front of the property (which could easily become part of the house for buyers looking for their forever 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).



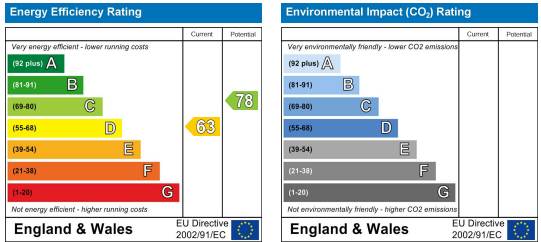
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.