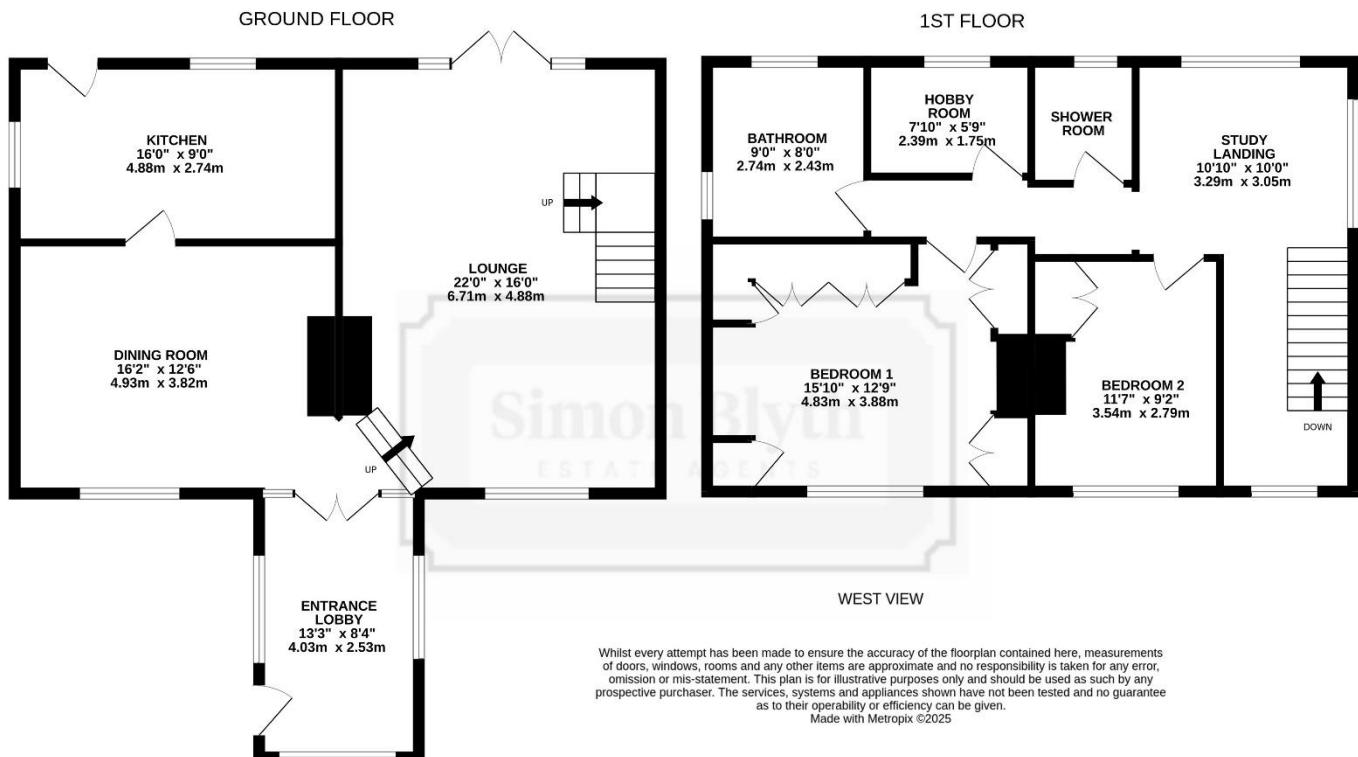


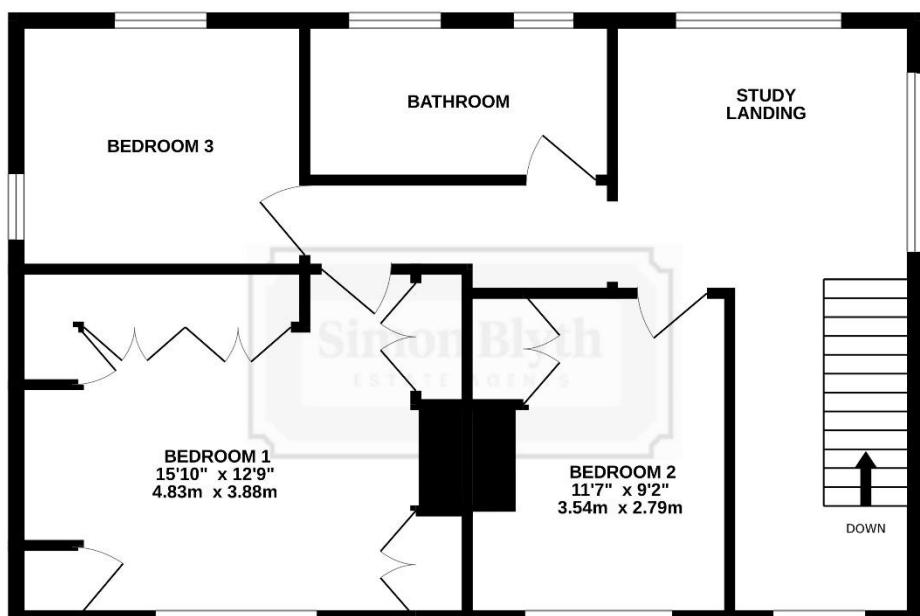


Simon Blyth
ESTATE AGENTS

WEST VIEW, CRIDLING STUBBS, KNOTTINGLEY, WF11 0AU



POTENTIAL FIRST FLOOR LAYOUT



WEST VIEW - PROPOSED FIRST FLOOR LAYOUT

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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PROPERTY DESCRIPTION

THIS CORNER PLOT PROPERTY, WHICH BACKS ON TO COUNTRYSIDE, IS A COMBINATION OF TWO PROPERTIES WHICH WERE MADE INTO ONE. AS WELL AS PLENTY OF INTERNAL SPACE, THERE IS A LARGE REAR GARDEN AND OFF-ROAD PARKING FOR SEVERAL VEHICLES. THERE IS PLENTY OF SCOPE TO MODERNISE THROUGHOUT TO MAKE THIS YOUR FAMILY HOME. THIS PROPERTY IS IDEALLY LOCATED WITH EASY ACCESS TO THE A1 & M62.

The accommodation briefly comprises of to the ground floor: Entrance lobby, lounge, dining room and kitchen. To the first floor: two bedrooms, hobby room, bathroom and shower room. To the exterior: off-road parking to the front with lawn and mature trees to the rear.

Offers Around £450,000

GROUND FLOOR

ENTRANCE PORCH

Measurements – 13'3" x 8'4" (4.03m x 2.53m)

Enter the property through the front door which is a brown PVC door, with inset panel and opaque glass with a red border. You enter into a vestibule which is a large spacious room. It has windows on three sides that are leaded white PVC with double glazing, a single ceiling light point, a radiator and two wall mounted lights. There is another set of doors leading to the property's accommodation.



LOUNGE

Measurements – 22'0" x 16'0" (6.71m x 4.88m)

The living room is accessed through the dining room up a couple of steps which is a large spacious room, there is a single ceiling light point and four wall mounted lights. In the corner of the room is also a bar area with hand pumps that are not connected with space behind for a fridge. There is a white PVC double glaze bow window to the front of the property and to the rear there is white UPVC double glaze leaded French doors which leads on to the patio on each side. There are white double glazed leaded windows, radiators, understairs cupboard and the reverse side of the brick archway which looks through to the dining room. The focal point of the room is the coal fireplace with brick surround half with a wooden mantel piece. This fire generates the heat for the one of the radiators on the landing upstairs. To the side of the fireplace there is a small brick shelf big enough for a television. In the corner of the room is the stairs leading to the first floor.



DINING ROOM

Measurements – 16'2" x 12'6" (4.93m x 3.82m)

This is an excess from the vestibule, this is a large spacious room with a white PVC double glazed leaded window to the front of the property, there is a door through to the kitchen a single ceiling light points and single radiator. The focal point of the room is a electric fire with a tile around which then has a wooden mantelpiece and tiled hearth. There is also a brick arch which looks through into the living room.



KITCHEN

Measurements – 16'0" x 9'0" (4.88m x 2.74m)

The kitchen is accessed through the dining room. There is a selection of base and wall mounted units with shaker style cupboard fronts, laminate worktops, integrated hot point oven with a four ring electric hob and an extractor fan above. The kitchen also includes a one and a half bowl sink with draining rack and tiled splash back behind the worktops, an integrated dishwasher with space and plumbing for a washing machine and a separate dryer. There is also space for a free standing tall fridge freezer unit. There are white double glazed leaded windows to the side and rear of the property, a brown door with separate opening window in the top half which is opaque and leaded, there are eight inset spotlights to the ceiling and a single radiator.



FIRST FLOOR

STUDY LANDING

Measurements – 10'10" x 10'0" (3.29m x 3.05m)

The first-floor landing is accessed from the living room. It is a generously proportioned room which is currently utilised as an office space. There are doors that lead to multiple rooms, three sets of white double glazed leaded windows looking towards the front, rear and side elevation, two radiators and three ceiling light points. There are four wall mounted lights and loft access which is partially boarded with insulation.





BEDROOM ONE

Measurements – 15'10" x 12'9" (4.83m x 3.88m)

Bedroom one is a large, spacious room with space for a king size bed. Within the bedroom there is ample fitted wardrobes to the wall and overbed, providing a focal feature to the room and great storage. There is white double glazed leaded windows looking towards the front of the property, a single ceiling light point, a single radiator and a fluorescent tube light above the recessed dressing table area.



BEDROOM TWO

Measurements – 11'7" x 9'2" (3.54m x 2.79m)

Bedroom two, again, is a large and spacious room which can accommodate a double bed with ample space for free standing furniture. There are also built in robes into one of the recesses to one side historically housed the chimney breast, white double glazed leaded windows to the front of the property as well as a single ceiling light point.



HOBBY ROOM

Measurements – 7'10" x 5'9" (2.39m x 1.75m)

The hobby room is a useful and versatile space which can still accommodate a single bed if necessary with space for furniture. The room is currently being utilised as an office space/recreational room. There is a white double glazed leaded window that overlooks the rear elevation of the property. This room includes a single ceiling light point and a single radiator.



BATHROOM

Measurements – 9'0" x 8'0" (2.74m x 2.43m)

The family bathroom is accessed via the first-floor landing. There are two sets of white leaded double glazed opaque windows onto the rear and side of the property. The house bathroom includes a three-piece suit in cream, comprising of a bath with brass taps above, there is a pedestal hand basin with brass taps over the top it has floral patterns down the pedestal and within the basin. Finally, there is a high flush W.C. with the same floral design on the tank. There is panelling to half heights along all walls, a single ceiling light points and radiator.



SHOWER ROOM

This is accessed from the first floor landing. It consists of a three piece suite including a white high flush W.C., a pedestal wash hand basin and a corner shower cubical with a triton Rapide R3 electric shower. The bathroom also includes a white double glazed leaded opaque window, floor to ceiling tiles on all four walls, a single ceiling light point and radiator.



OUTSIDE

FRONT EXTERNAL

The front is accessed from the lane on to a block paved driveway with parking for several vehicles. There is a dividing wall between the neighbours, a raised border with mature trees and shrubs down one side, with a path that leads around the property. There is also a vehicle gate which leads you into the back garden, with access to the garage.

REAR EXTERNAL

The rear is either accessed from the patio doors in the living room, through the door in the kitchen or from the vehicle access from the drive. Again, this is a very large and spacious garden to the rear. There are a number of outbuildings and the block paved driveway continues through the gate and creates further parking areas. There is also a raised patio area made from the same block paving which leads into the rear garden with borders which contain mature trees and shrubs. There are a selection of security lights, external lighting and an outside tap.



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ADDITIONAL INFORMATION

EPC rating - E

Property tenure – Freehold

Local authority - North Yorkshire Council

Council tax band – E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 09/10/2025

PROPERTY VIEWING NOTES



MAIN CONTACTS

T: +44 (0)1924 361631

W: www.simonblyth.co.uk

E: wakefield@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259