Park Row

The proactive estate agent



Great North Road, Knottingley, WF11 8PF

£800,000

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A stunning Victorian property set in a prime location with half an acre of grounds. This property offers a rare and exciting combination of residential and business use with excellent income potential. The current owners utilise the attached second property as a successful B&B alongside a private home, making this a truly versatile opportunity.

The sale comprises two characterful properties combined, both rich in original features and brimming with potential. From the moment you step inside, the home showcases beautiful period fittings throughout, retaining its timeless charm while offering flexible accommodation suited to modern living.

To the rear, the property benefits from large, tranquil gardens, ideal for a variety of uses, along with ample off-street parking and garage space.

With fifteen bedrooms in total, all with en suite facilities, this property must be viewed internally to fully appreciate the scale, layout, and range of possibilities on offer.

Ideally located with excellent transport links and close proximity to Pontefract and Knottingley town centres, the property offers both convenience and connectivity.

This unique home and business opportunity is truly one of a kind and not to be missed.







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HOUSE ONE

CELLAR

Room One
14'7" x 12'2" (4.45 x 3.70)

Room Two
8'11" x 6'7" (2.72 x 2.00)

Room Three
8'10" x 4'11" (2.701 x 1.50)

Room Four
8'11" x 7'8" (2.71 x 2.33)

GROUND FLOOR

Reception Room
14'8" x 12' (4.48 x 3.67)
Access to WC and Kitchen. UPVC door leading to the rear garden. Carpeted throughout. Central heated radiator.

WC
4'5" x 3'8" (1.35 x 1.12)
WC with low level flush. Wash hand basin with chrome mixer tap with storage below. Carpeted throughout. UPVC double glazed window to the side aspect.

Hallway
18'9" x 4'8" (5.72 x 1.43)
Access to reception room, kitchen, living room and dining room.

Dining Room
17'4" x 13'9" (5.28 x 4.19)
Feature fireplace with hearth and surround. Wood flooring. Central heated radiator. UPVC double glazed bay window to the front elevation.

Living Room
13'7" x 13'9" (4.14 x 4.20)
Feature fireplace with heath and surround. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front.

Kitchen
9'1" x 13'5" (2.78 x 4.09)
Range of high and low level kitchen units with breakfast bar. Integrated appliances such as double oven, microwave and extractor hood. One and half bowl sink with drainer and chrome mixer tap. Tiled flooring. UPVC double glazed windows to the rear elevation.

FIRST FLOOR

Landing
10'8" x 16'11" (3.26 x 5.15)

Bedroom
9'1" x 9'11" (2.77 x 3.01)

En Suite
8'8" x 3'8" (2.65 x 1.12)

Bedroom
14'10" x 12'2" (4.52 x 3.72)

En Suite
9'1" x 5'12" (2.78 x 1.82)

Bedroom
14'11" x 13'12" (4.54 x 4.26)

En Suite
8'8" x 4'8" (2.63 x 1.42)

Bedroom
13'9" x 10'3" (4.19 x 3.12)

En Suite
9'6" x 3'1" (2.89 x 0.95)

HOUSE TWO

GROUND FLOOR

Hallway
10'11" x 17'7" (3.33 x 5.35)

En Suite
5'11" x 12'2" (1.81 x 3.71)

Reception Room
12'5" x 11'6" (3.79 x 3.50)

Reception Room
13'11" x 12'12" (4.24 x 3.96)

Bedroom
14'1" x 12'11" (4.30 x 3.94)

En Suite
5'3" x 6'2" (1.61 x 1.89)

FIRST FLOOR

Landing
5'10" x 18'3" (1.78 x 5.55)

Utility Room
5'10" x 10'5" (1.77 x 3.18)

Bedroom
12'9" x 12'12" (3.89 x 3.96)

Bathroom
5'11" x 7'2" (1.80 x 2.18)

Bedroom
14'1" x 10' (4.29 x 3.05)

En Suite
10' x 2'9" (3.05 x 0.83)

Bedroom
14'3" x 13'1" (4.34 x 3.98)

Bathroom
8'11" x 4'9" (2.73 x 1.45)

ANNEX ONE

Hallway
13'11" x 2'11" (4.25 x 0.88)

Store Room
5'3" x 7'6" (1.61 x 2.28)

Bedroom
11'1" x 7'7" (3.37 x 2.31)

En Suite
4'10" x 7'5" (1.47 x 2.27)

Bedroom
10' x 10' (3.06 x 3.05)

En Suite
5'3" x 7'6" (1.60 x 2.29)

Bedroom
11'8" x 6'10" (3.56 x 2.08)

En Suite
4'9" x 6'9" (1.46 x 2.07)

ANNEX TWO

Bedroom
14'11" x 8'6" (4.54 x 2.59)

En Suite
2'7" x 8'2" (0.79x 2.50)

Bedroom
17'11" x 8'1" (5.47 x 2.46)

En Suite
8'4" x 2'7" (2.53 x 0.80)

Bedroom
8'4" x 16'9" (2.54 x 5.11)

En Suite
2'7" x 8'2" (0.78 x 2.50)

SUMMER HOUSE

Summer House
9'11" x 12'5" (3.03x 3.78)

Summer House Storage Room
19'4" x 8'8" (5.90 x 2.65)

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER

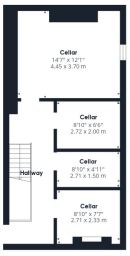
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

VIEWING'S

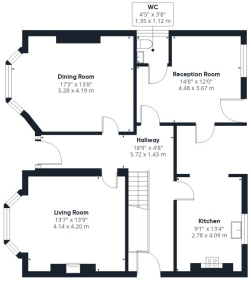
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

EXTERNAL

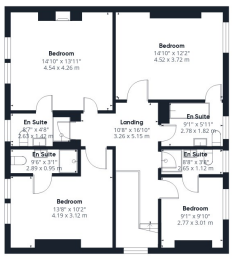
The rear gardens are mainly laid to lawn with gravel pathways leading to main house. Private enclosed gardens, with brick water feature, multiple decked patio areas, beautifully maintained, ideal for entertaining. Large courtyard area, currently used as a car park.



Floor -1 Building 1



Floor 0 Building 1



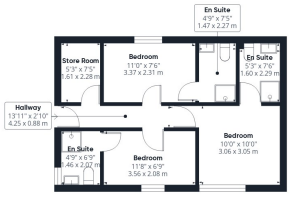
Floor 1 Building 1



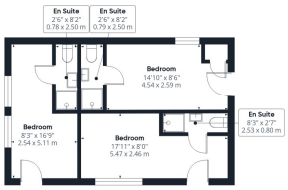
Floor 0 Building 2



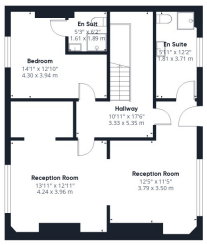
Floor 0 Building 3



Floor 0 Building 4



Floor 0 Building 5



Floor 0 Building 6



Floor 1 Building 6

Approximate total area(1)

4807 ft²

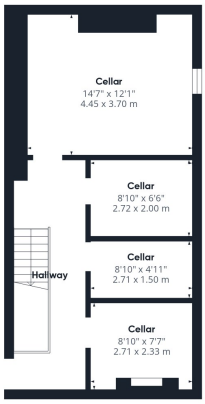
446.7 m²

(1) Excluding balconies and terraces

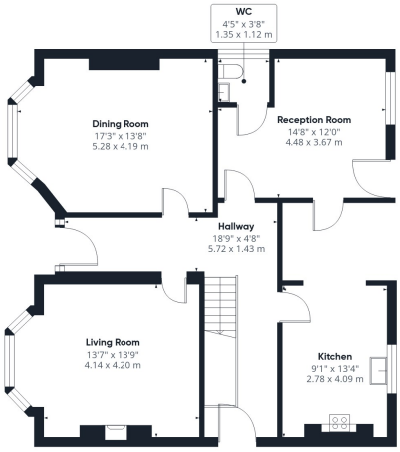
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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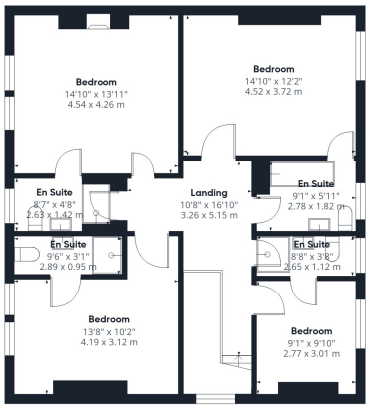
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Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1

Approximate total area(1)

2111 ft²

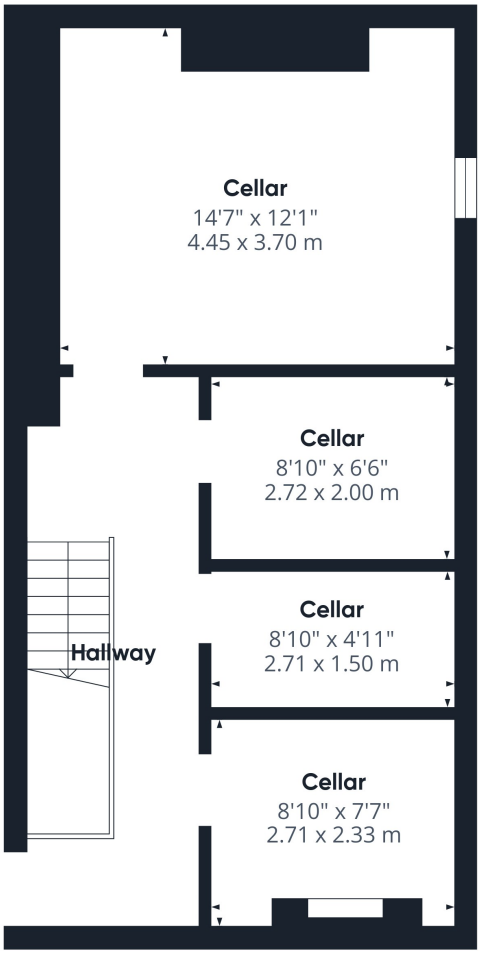
196.3 m²

(1) Excluding balconies and terraces

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Floor -1 Building 1

Approximate total area(1)

336 ft²

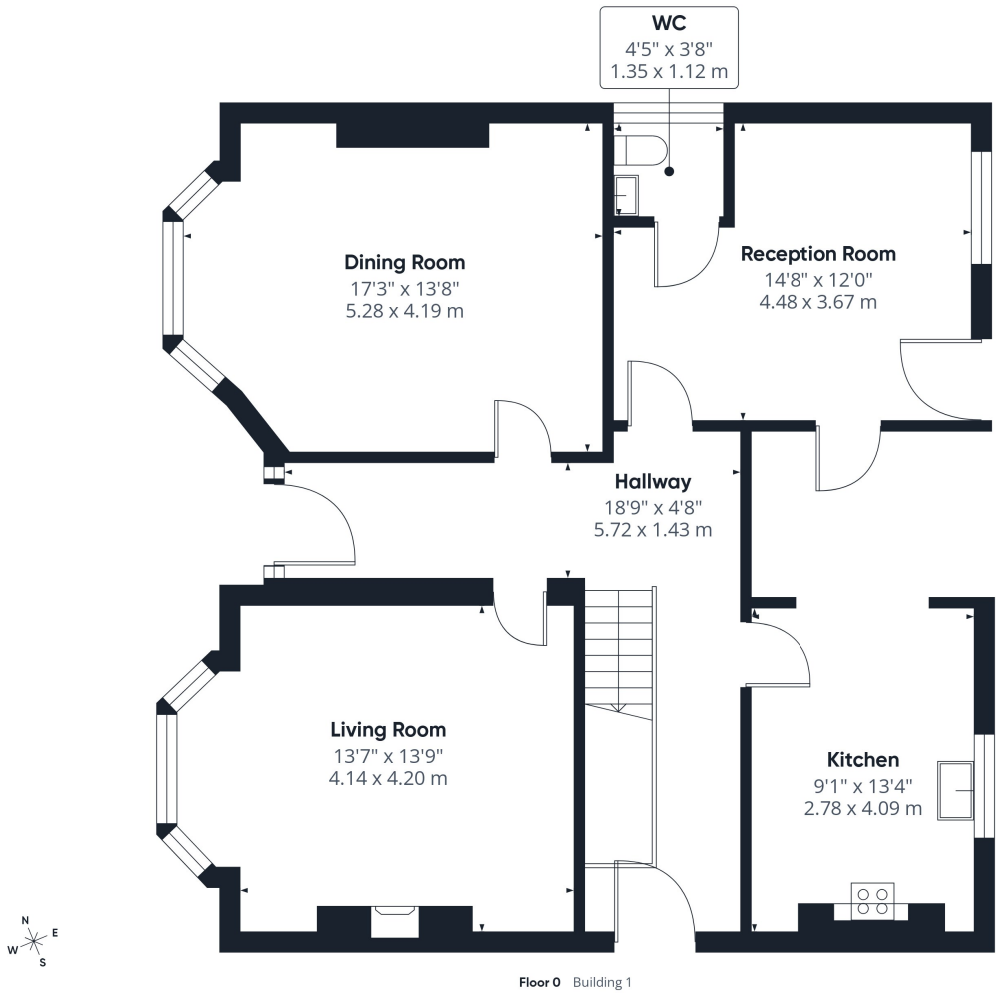
31.2 m²

(1) Excluding balconies and terraces

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Floor 0 Building 1

Approximate total area(1)

905 ft²

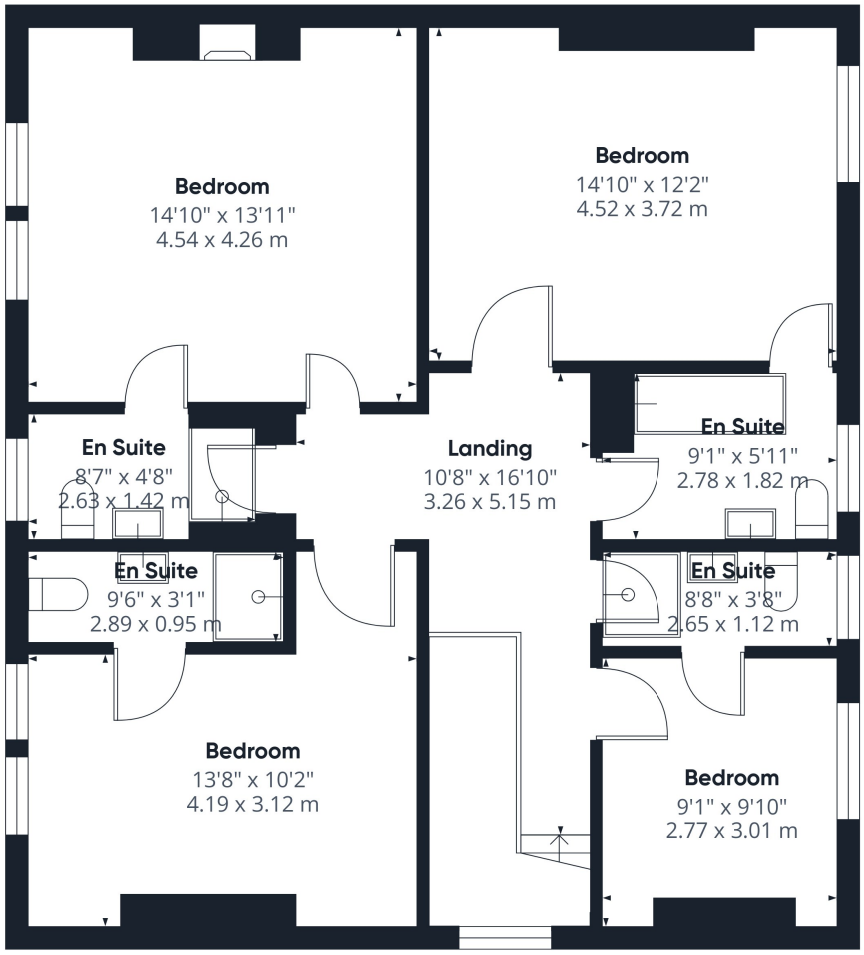
84.2 m²

(1) Excluding balconies and terraces

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Floor 1 Building 1

Approximate total area(1)

870 ft²

80.9 m²

(1) Excluding balconies and terraces

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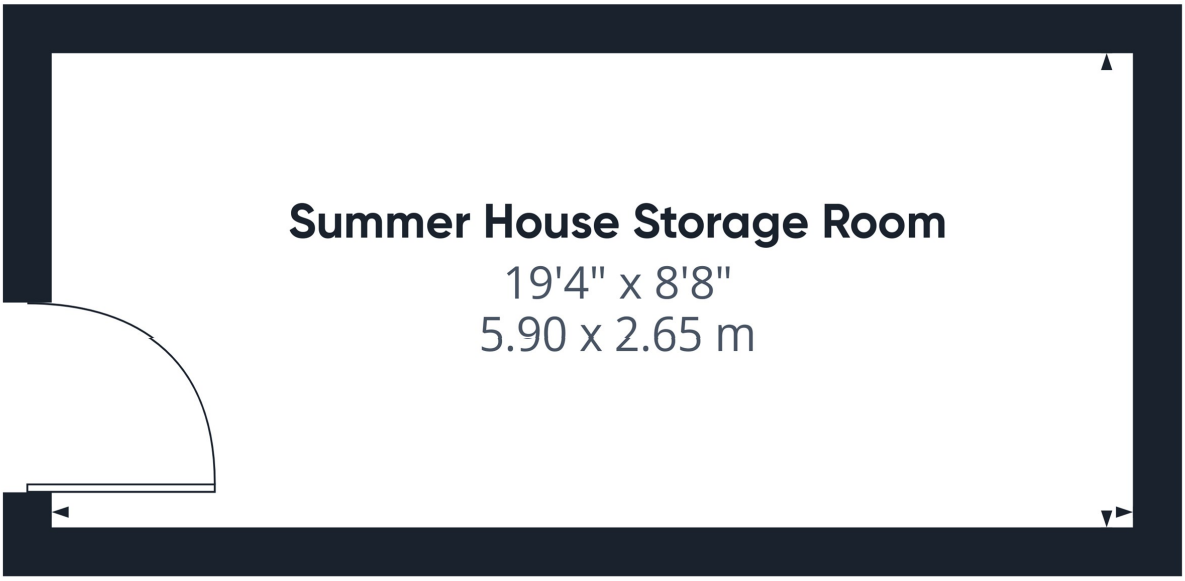
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Approximate total area(1)

167 ft²

15.5 m²

(1) Excluding balconies and terraces

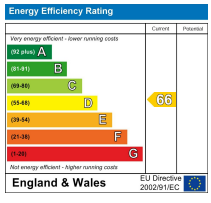
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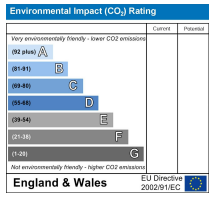
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Floor 0 Building 2

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