



## Lunnsfield Lane, Knottingley, WF11

**£580,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 7

Housesimple are excited to present this STUNNING 7 bedroom detached house for sale on Lunnsfield Lane, Knottingley, West Yorkshire, WF11 9LE. This is a very RARE OPERTUNITY to purchase such a UNIQUE property. With a SOUTH FACING outlook, the property also benefits from havin

## Key features:

- 7 Bedroom Detached House For Sale
- 6 Bedrooms In The Main House & 1 In A Self Contained Apartment / Annex
- Very Large Driveway
- South Facing Outlook
- Fields View To The Rear
- Beautifully Presented
- Sought After Location
- Must View To Be Truly Apprenticed
- Useful Transport Links
- Local Amenities
- Fields view to side of property.

## Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band D (£1565.56 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



STUNNING 7 bedroom detached house for sale on Lunnsfield Lane, Knottingley, West Yorkshire, WF11 9LE. This is a very RARE OPERTUNITY to purchase such a UNIQUE property. With a SOUTH FACING outlook, the property also benefits from having a huge front driveway, double length garage, a breath-taking open plan lounge, kitchen / diner, its very own self-contained apartment to the side and a cinema room! not to mention THREE BEDROOMS WITH EN SUITES, THREE LOUNGES and a pond in the garden. Located in the sought-after area of Fairburn and offered with VACANT POSSESSION, this property is not one to be missed!

The property can be located just off the A1246 providing useful transport links to Garforth, Leeds City Centre, Castleford, Pontefract, Selby, onto the A1 (M) and M62. Various bus stops can be found within walking distance of the property and the closest train station would be Micklefield, LS25 4AA (4.1 miles) or Knottingley, WF11 8RL (4.5 miles). Primary schools can also be found within walking distance and high schools a short drive away as well as

ities). Primary schools can also be found within walking distance and high schools a short drive away as well as other local amenities such as: Pubs, Bars, Restaurants, Supermarkets, cafes, off licensees, petrol stations and it is only at 15 minuet drive away from Xscape / Junction 32 shopping outlet!

The property is set over three floors and a link detached annex / self-contained apartment. The ground floor comprises of the Entrance Hall, Open Plan Lounge / Kitchen / Diner, Utility, Second Lounge / Garden Room, Third Lounge / Gym, W/C and Garage linking the annex / self-contained apartment which includes: Lounge, Kitchen / Diner, Bedroom and House Bathroom. The first floor consists of the Master Bedroom with En Suite, Second Bedroom with En Suite, Third Bedroom with En Suite, Fourth Bedroom, Fifth Bedroom, Sixth Bedroom and House Bathroom. The top floor is a cinema room which could potentially be made into more bedrooms or a homemade bar of some kind! To the front of the property is a private driveway and garden, to the side is a patio area and fish pond then to the rear is a low maintenance garden.

#### Entrance Hall:

an oversized entrance hall with beautiful large floor tiles, spotlighting and Spanish style staircase leading to the first floor.

#### Lounge / Kitchen / Diner:

Stunning open-plan style; tiled throughout with feature walls of bold colors and spotlighting. This top end, high quality gloss kitchen has a complex finish, with a range of fitted units at eye and base level, including separate island with neff appliance induction hob, built in lava stone grill, overhead extractor fan, and integral wine chiller. Integrated appliances including tower double oven, microwave, coffee machine, dishwasher and sink incorporated into base level units. It is finished with high quality granite worktops and up stands. Housing for American style fridge/freezer Space for large dining table and furniture. The heating comprises of a zoned underfloor heating system. French doors opening out to the front and rear gardens.

#### Second Lounge / Gym:

Currently used as a spacious gym with corner infrared sauna. Wooden flooring and spotlighting, with storage cupboard.

#### Third Lounge / Garden Room:

A perfect room for capturing the sun after midday and looking out onto the properties gardens. Windows surround with French doors leading out of the property.

#### Utility:

Behind the kitchen area, a room for housing the washing machine / dryer. Worktop with sink and window above - provides access into the garage and rear garden.

#### W/C:

Tiled throughout including a hanging sink with vanity and toilet.

#### Garage:

A double garage able to for two cars and ideal for storage.

## Annex / Self Contained Apartment:

With its own front door, this is linked to the main house by the garage. It has its very own kitchen, lounge, double bedroom and house bathroom! This would be perfect for teenagers who want their own space, or elderly parents. Also could be used as a guest apartment.

## Master Bedroom:

A generously sized double bedroom with fitted wardrobes, views of fields and its own en suite comprising of: Walk in shower, double sink and toilet. Tiled throughout.

## Second Bedroom:

Double bedroom with en suite comprising of: Shower, sink and toilet. Tiled throughout. Views of the fields to the rear.

## Third Bedroom:

Been a mirror of the second bedroom, this is a double bedroom with en suite comprising of: Shower, sink and toilet. Tiled throughout. South facing outlook.

## Fourth Bedroom:

A double bedroom with a south facing outlook.

## Fifth Bedroom:

Yet another double bedroom with a view over the fields to the rear.

## Sixth Bedroom:

As you have probably guessed, A double bedroom with a south facing outlook.

## House Bathroom:

This bathroom is an amazing feature to the property. It is tiled throughout and includes an oversized bath with a wall mounted TV, a double shower, a double sink and toilet. It has a south facing outlook with privacy glass.

## Cinema Room:

The special part of the property. This room is absolutely huge and has homemade bar written all over it! It could be made into more bedrooms if needed or another apartment.

All room sizes can be found on the floorplan provided. Please note, this is to be used as a guide only.

For any more information or to arrange a viewing please contact Housesimple.

Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**Stone Arch Lodge, Lunnsfield Lane, Fairburn, KNOTTINGLEY, WF11 9LE**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 8105-8015-9029-2307-8233
<b>Date of assessment:</b> 09 February 2017	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 13 February 2017	<b>Total floor area:</b> 411 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,541</b>
<b>Over 3 years you could save</b>	<b>£ 177</b>

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 639 over 3 years	£ 426 over 3 years
Heating	£ 4,542 over 3 years	£ 4,578 over 3 years
Hot Water	£ 360 over 3 years	£ 360 over 3 years
Totals	£ 5,541	£ 5,364

You could save £ 177 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #8bc34a; color: white;">(81-91) <b>B</b></td> <td style="background-color: #ffc107; color: white;">(69-80) <b>C</b></td> <td style="background-color: #ffc107; color: white;">(55-68) <b>D</b></td> <td style="background-color: #ffc107; color: white;">(39-54) <b>E</b></td> <td style="background-color: #ffc107; color: white;">(21-38) <b>F</b></td> <td style="background-color: #ffc107; color: white;">(1-20) <b>G</b></td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">79</td> <td style="text-align: center;">83</td> </tr> </table>	Current	Potential	79	83	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Current	Potential												
79	83												

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£80	£ 177
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 810

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

### MISREPRESENTATION ACT, 1967.

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