



Doveroyd House, Cattlelaith Lane, KNOTTINGLEY WF11 0AA

Welcome to

Doveroyd House, Cattlelaith Lane, KNOTTINGLEY

Doveroyd House offers 7.5 acres of countryside, panoramic views and versatile living with four bedrooms, indoor pool, sunroom, balcony lounge, studios, a two-bed flat, stables and paddocks — a unique blend of family living, leisure and income potential.



Lounge

26' 1" x 38' 1" (7.95m x 11.61m)

Dining Room

22' 3" x 16' 2" (6.78m x 4.93m)

Family Room

15' 9" x 29' 4" (4.80m x 8.94m)

Kitchen/ Diner

26' x 14' 10" (7.92m x 4.52m)

Utility Room

12' 1" x 9' 3" (3.68m x 2.82m)

Sunroom

26' 10" x 12' 10" (8.18m x 3.91m)

Hallway**Bedroom One**

21' x 13' 4" (6.40m x 4.06m)

Ensuite**Bedroom Two**

11' 8" x 14' 10" (3.56m x 4.52m)

Bedroom Three

12' 1" x 12' 10" (3.68m x 3.91m)

Bathroom**Bedroom Four**

32' 1" x 16' (9.78m x 4.88m)

Ensuite**Swimming Pool**

51' 1" x 25' 5" (15.57m x 7.75m)

Shower Room**Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

**Doveroyd House Cattlelaith Lane,
KNOTTINGLEY**

- Extensive Detached Four Bedroom House
- 7.5 acres of land
- Agricultural outbuildings
- Existing short term lettings business
- Stables and Paddocks

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£1,500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119917 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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