

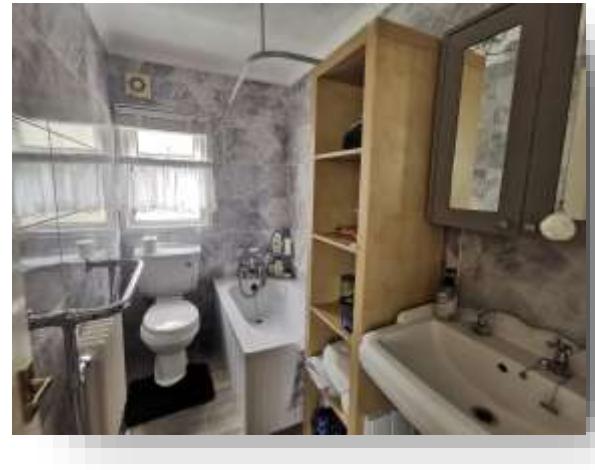
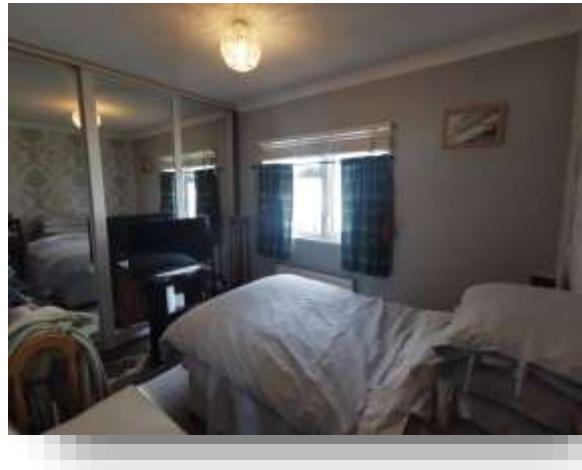


West Park Homes, Darrington Pontefract WF8 3HY

Welcome to

West Park Homes, Darrington Pontefract

Delightful two-bedroom park home in Darrington featuring an open-plan living area, bathroom, entrance hall, lawned gardens, off-street parking for two cars, and a concrete shed. Peaceful location with easy access to village amenities.



Entrance Porch

A rear entrance door.

Entrance Hall

With laminate flooring and a gas central heating radiator.

Lounge

12' 6" x 11' 5" (3.81m x 3.48m)

With two UPVC double glazed windows to the front and side aspects,

Kitchen

11' 6" x 7' 4" (3.51m x 2.24m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, integrated gas hob, electric oven, space for washing machine, fridge, laminate flooring, storage cupboard housing the boiler, a gas central heating radiator, extractor hood and two UPVC double glazed windows to the front and rear aspects.

Bedroom One

9' 3" max x 9' 2" to wardrobe (2.82m max x 2.79m to wardrobe)

With a UPVC double glazed window to the side aspect, vinyl flooring, fitted wardrobe and a gas central heating radiator.

Bedroom Two

7' 11" x 5' 4" (2.41m x 1.63m)

With a UPVC double glazed window to the rear aspect, laminate flooring and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath, tiled walls, vinyl flooring and a UPVC double glazed window to the rear aspect.

Front Garden

With a block paved driveway, artificial lawn.

Rear Garden

A lawned garden with paving and concrete shed.



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Welcome to

West Park Homes, Darrington Pontefract

- Two Bedroom Detached Park Home
- Over 55's Development
- Well Presented Throughout
- Driveway
- Close to A1

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£77,500



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON118952 - 0008

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**



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