

West Park Homes, Darrington Pontefract WF8 3HY



welcome to

West Park Homes, Darrington Pontefract

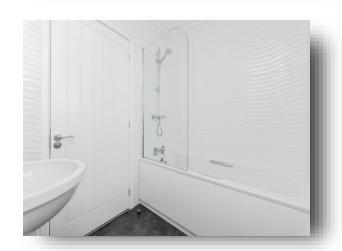
GUIDE PRICE £150,000 - £160,000 NO STAMP DUTY! Brand new two double bedroom park home in Darrington with no onward chain. Features open-plan living, ensuite, dressing room, bathroom, off-street parking, and stunning far-reaching views. A stylish, move-in-ready home in a peaceful countryside setting.













Living/Dining Kitchen

20' 4" x 19' (6.20m x 5.79m)

A fitted kitchen consisting of wall, base and drawer units with wood effect laminate work surfaces over, island unit, stainless steel sink and drainer, stainless steel four ring gas hob, built in oven, built in wine cooler, extractor fan, integrated dishwasher, integrated fridge freezer, integrated washing machine, media wall, full length windows, gas central heating radiator, door to the side and French doors to the front aspect.

Side Entrance Hall

With a composite front entrance door, double gas central heating radiator and built in cupboard.

Bedroom One

9' 2" x 4' 11" (2.79m x 1.50m)

With a UPVC double glazed window to the side aspect, double gas central heating radiator and wall mounted TV.

Dressing Room

Fitted wardrobes and a full height UPVC double glazed window to the side.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, extractor fan, fully tiled walls, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Bedroom Two

10' 5" x 9' 2" (3.17m x 2.79m)

With a UPVC double glazed window to the side aspect, double fronted fitted wardrobe with matching shelves and a double gas central heating radiator.

Bathroom

A suite consisting of low level flush WC, wash hand basin, panelled bath with shower over and screen, fully tiled walls, extractor fan and chrome heated towel rail.

Front Garden

Off street parking and far reaching views.





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- ***GUIDE PRICE £150.000 £160.000***
- Two Bedroom Detached Park Home
- Off Street Parking
- Dressing Area & Ensuite
- High Standard Throughout

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.

guide price

£150,000 - £160,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON118988



Property Ref: PON118988 - 0006 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.

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