

... Your proactive estate agent



**Castle Grove, Pontefract, WF8 1GW**  
**Offers Over £90,000**





**\*\*PERFECT INVESTMENT OPPORTUNITY\*\*TO BE SOLD WITH TENANT IN SITU\*\*MODERN KITCHEN/ LIVING AREA\*\*TWO BEDROOMS\*\*BATHROOM\*\*ALLOCATED PARKING SPACE\*\* This third floor apartment briefly comprises: entrance hallway, lounge/diner, kitchen, two bedrooms and bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. CALL 7 DAYS A WEEK TO ARRANGE A VIEWING. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.**





## THIRD FLOOR ACCOMMODATION

### LOUNGE/DINING AREA

**4.53 x 3.80 (14'10" x 12'5")**

Large room with two electric heaters, television and telephone points, UPVC double glazed patio door with Juliette balcony, room leads into the kitchen.



### KITCHEN

**3.80 x 2.40 (12'5" x 7'10")**

Having a range of high and low level storage units with a roll edge laminate worktop, stainless steel sink with drainer and a chrome mixer tap, integrated electric oven and four ringed electric hob, extractor hood above and vinyl flooring. White goods include a washing machine and fridge freezer.



### BATHROOM

**2.41 x 2.20 (7'10" x 7'2")**

Having a three piece fitted suite comprising: white paneled bathtub with both hot and cold taps and overhead shower, a pedestal wash hand basin with chrome hot and cold taps and a dual flush W.C. The bathroom has vinyl flooring and white tiled splash backs.



### BEDROM ONE

**3.50 x 2.57 (11'5" x 8'5")**

White uPVC double glazed window and has a wall mounted electric storage heater.



### BEDROOM TWO

**3.50 x 2.21 (11'5" x 7'3")**

White uPVC double glazed window and has a wall mounted electric storage heater.



## EXTERIOR

### OUTSIDE

There is a communal parking area and access inside the building using the intercom system.



### 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.

### MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

### OPENING HOUR'S

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

### TENURE AND COUNCIL TAX BANDING

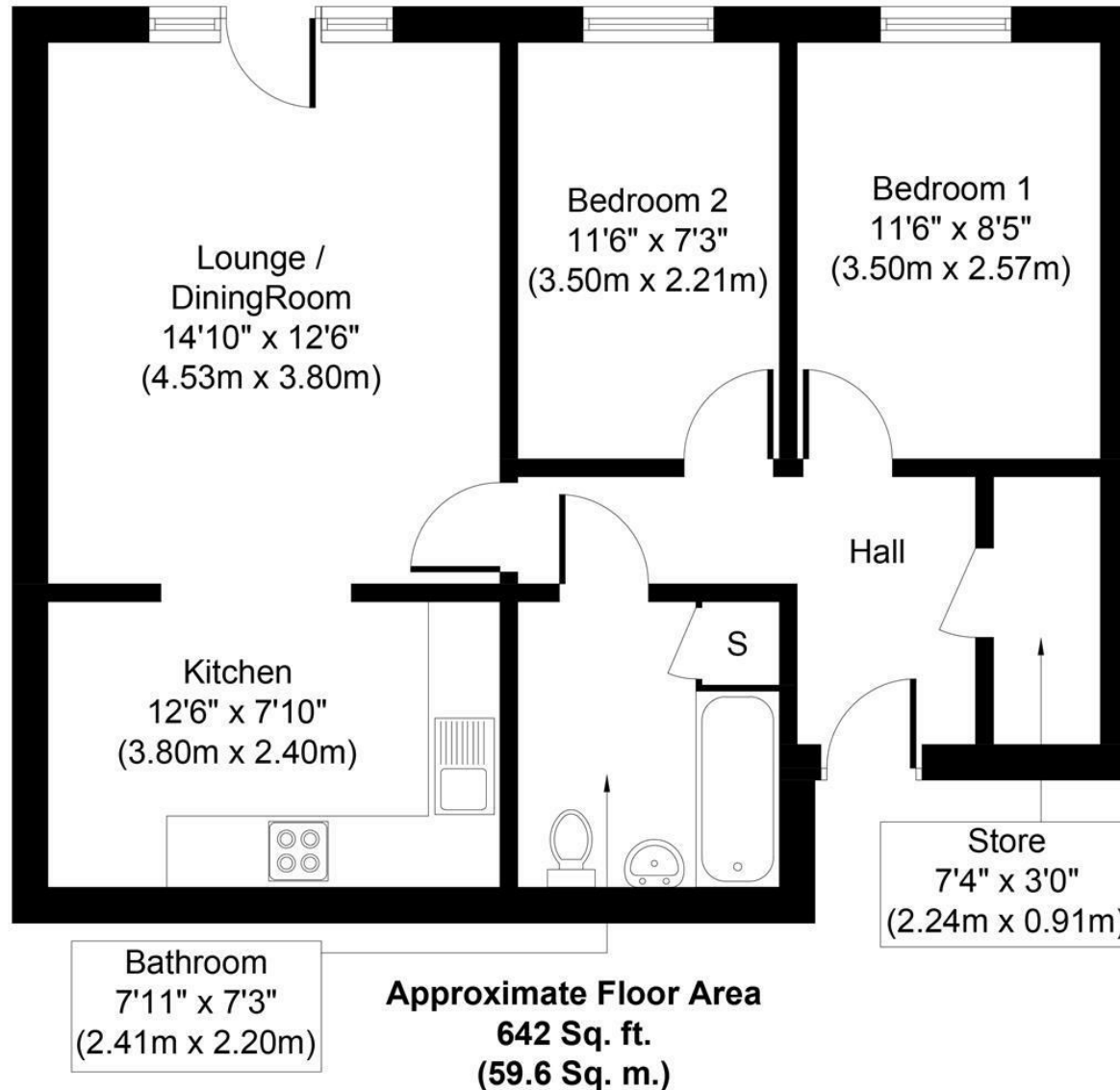
Please note: The Tenure and Council Tax Banding for the property have been advised by the Vendor or obtained from

online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)

T 01977 791133

W [www.parkrow.co.uk](http://www.parkrow.co.uk)

18 Cornmarket, Pontefract, West Yorkshire, WF8 1BJ

[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)



T 01977 791133

W [www.parkrow.co.uk](http://www.parkrow.co.uk)

18 Cornmarket, Pontefract, West Yorkshire, WF8 1BJ

[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)

