

...Your proactive estate agent



West Park Drive, Darrington, WF8 3HX
Offers Over £280,000



****GENEROUS DRIVEWAY**SOUGHT AFTER LOCATION**EXTERNAL ANNEXE****. This three bedroom detached bungalow is situated in Darrington, Pontefract and briefly comprises of; lounge, kitchen, dining room, three bedrooms, utility room and bathroom. The external annexe is currently used as a beauty salon which has two reception rooms and a W.C. 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.



GROUND FLOOR ACCOMMODATION

LOUNGE

5.94 x 5.56 (19'5" x 18'2")

This spacious lounge has wood effect laminate flooring, white uPVC double glazed windows to the front elevation and has twin panel, contemporary style central heating radiators. There is power points for both television and telephones, and a built in bar area.



KITCHEN

3.76 x 2.34 (12'4" x 7'8")

Having a range of contemporary wall and base units in a high gloss grey finish, this kitchen has an inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, square edge laminated worktops and tiled splash backs. There are integrated appliances which include a double electric oven, four ring electric induction hob, extractor fan and fridge freezer. Wood effect laminated flooring, white uPVC double glazed windows to the side elevation and has space/plumbing for white goods.



DINING ROOM

2.57 x 2.44 (8'5" x 8'0")

Having wood effect laminated flooring which leads off from the kitchen, white uPVC double glazed windows to the side elevations and door leading to exterior.

BEDROOM ONE

3.58 x 3.53 (11'8" x 11'6")

Double bedroom with twin panel central heating radiator, newly fitted sharps wardrobes and white uPVC double glazed patio style doors which give access to the utility/bedroom four.



BEDROOM TWO

4.50 x 3.51 (14'9" x 11'6")

Double bedroom with twin panel central heating radiator and white uPVC double glazed window to the rear elevation.



BEDROOM THREE

3.23 x 2.97 (10'7" x 9'8")

Double bedroom with twin panel central heating radiator and white uPVC double glazed window to the front elevation.

UTILITY / BEDROOM FOUR

3.56 x 3.15 (11'8" x 10'4")

Spacious double bedroom, currently used as utility having twin panel central heating radiator, white uPVC double glazed windows to rear and door leading to exterior.

BATHROOM

2.92 x 2.03 (9'6" x 6'7")

Having a four piece fitted suite which comprises : Wall mounted, close coupled W.C, vanity style his and hers wash hand basins, both having chrome mixer taps, a freestanding bathtub with a freestanding chrome bath filler tap and lift away shower head and a walk in wet room style shower unit which has a waterfall power shower. The bathroom has tiled flooring, is fully tiled from floor to ceiling with a chrome towel radiator.



ANNEXE

SALON / LIVING ROOM

4.14 x 2.31 (13'6" x 7'6")

As part of a self contained annex, the salon / living room has grey uPVC double glazed French doors leading to the courtyard and a separate W.C



THERAPY ROOM / BEDROOM FIVE

4/14 x 2.31 (13'1"/45'11" x 7'6")

The fifth bedroom is currently used as a beauty therapy

room with grey uPVC double glazed windows to the front elevation.

TANNING ROOM

2.29 x 1.36 (7'6" x 4'5")

Currently used as a tanning room.

EXTERIOR

FRONT

The property is fully fenced to all elevations with entry into the exterior through electric gates which has intercom and exterior lighting. There is a paved section which gives access to the annex and there is a generous pebbled driveway for multiple cars.



REAR

The rear courtyard is fully paved with inset lighting, perfect for entertainment with plenty of space for garden furniture and has exterior power points,



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

VIEWING'S

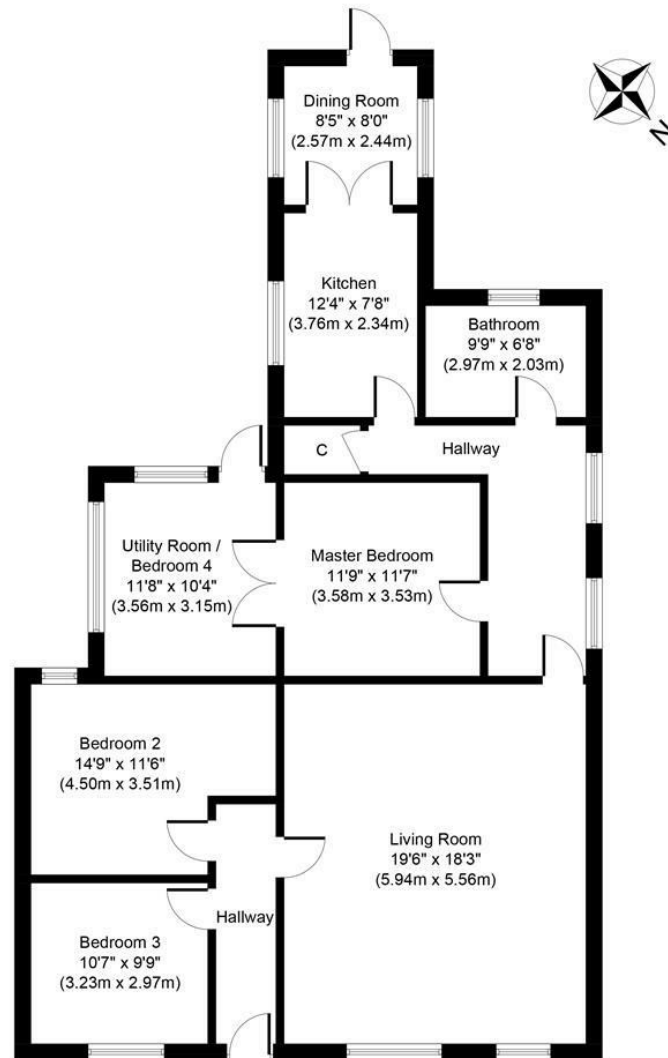
Strictly by appointment with the sole agents.

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.

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.



Bungalow
Approximate Floor Area
1387 Sq. ft.
(128.9 Sq. m.)

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.
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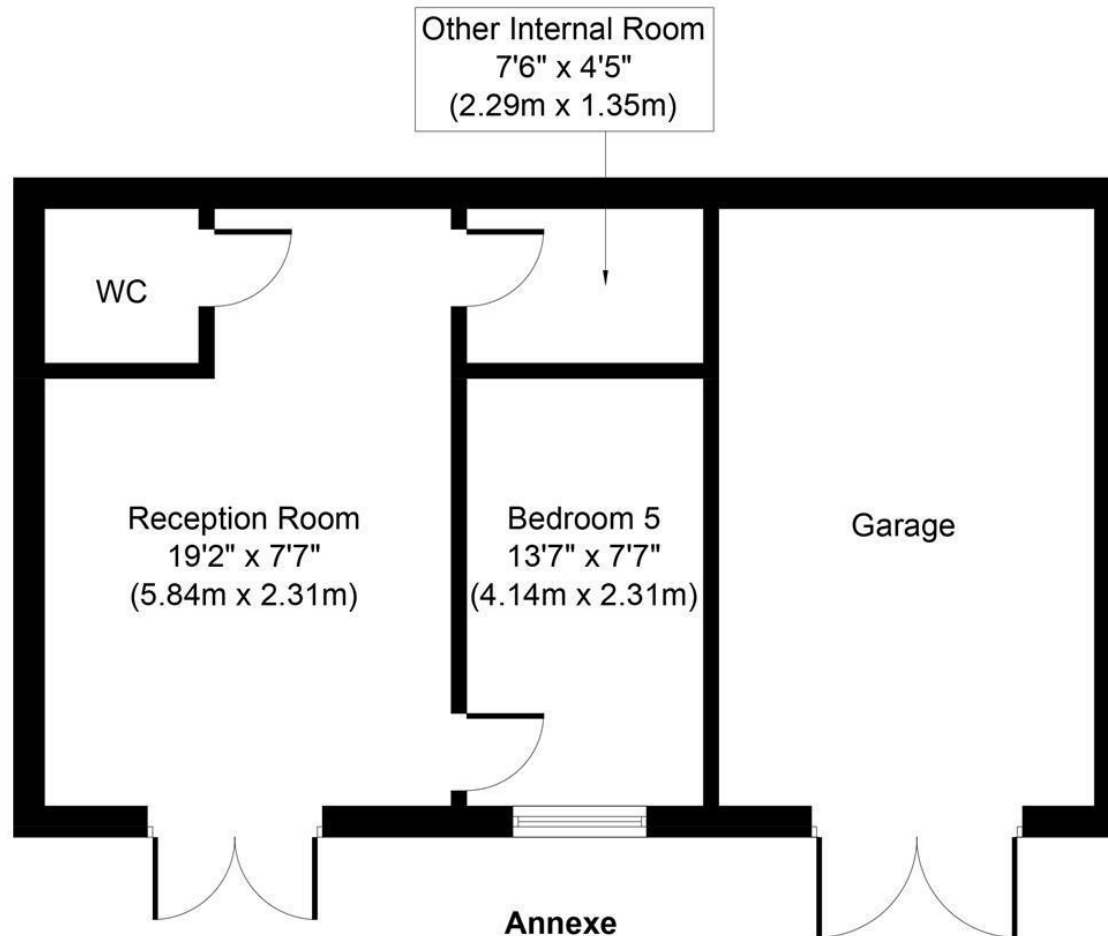
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pontefract@parkrow.co.uk





Annexe
Approximate Floor Area
(Excluding Garage)
399 Sq. ft.
(37.1 Sq. m.)

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.

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