

... Your proactive estate agent



Hazel Way, Pontefract, WF8 2FF
Offers Over £200,000



****TWO FLOORS**FENCED GARDENS**CLOSE TO LOCAL AMINITIES**IDEAL FAMILY HOME **** This property is situated in Pontefract and briefly comprises: W.C., kitchen/diner, utility room and lounge. To the first floor are three bedrooms, master with En-Suite and house 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.



GROUND FLOOR ACCOMMODATION

LOUNGE

2.70 x 5.00 (8'10" x 16'4")

White uPVC double glazed window to front elevation, television and telephone points, gas central heating radiator, laminate flooring door leading to kitchen.



KITCHEN/DINER

2.95 x 3.72 (9'8" x 12'2")

Wall and base units in light grey with half tiled walls, White uPVC double glazed window to rear elevation, one and half bowl matt black sink and drainer with chrome mixer tap, integrated units include: electric oven with four ring gas hob space for free standing fridge/freezer, gas central heating radiator and laminate flooring.



UTILITY

2.23 x 1.20 (7'3" x 3'11")

Gas central heating radiator, base units, plumbing for washing machine, wall mounted boiler, door leading to back garden.



W.C.

1.39 x 1.20 (4'6" x 3'11")

White two piece suite comprising: low flush W.C. vanity wash hand basin, half tiled walls, laminate flooring and gas central heating radiator.



FIRST FLOOR ACCOMMODATION

BEDROOM ONE

3.60 x 3.83 (11'9" x 12'6")

White uPVC double glazed window to front elevation, open plan fitted wardrobes and shelving, gas central heating radiator, door leading to En-Suite shower room.



EN-SUITE

White three piece suite, low flush W.C, power shower with glass screen cubicle, vanity wash hand basin, gas central heating radiator.



BEDROOM TWO

3.29 x 3.19 (10'9" x 10'5")

White uPVC double glazed window to rear elevation, gas central heating radiator.



HOUSE BATHROOM

1.87 x 2.89 (6'1" x 9'5")

White three piece suite comprising: low flush W.C. paneled bath with shower over, glass screen, vanity wash hand basin, chrome heated towel rail, laminate flooring, part tiled walls.



BEDROOM THREE

2.24 x 2.54 (7'4" x 8'3")

White uPVC double glazed window to rear elevation, gas central heating radiator.



EXTERIOR

ORANGERY with STORE ROOM 2.35 x 3.97 (7'8" x 13'0")

Laminate flooring and inset spot lights. Ideal space for entertaining.



FRONT

Paved driveway entry into front of house through white composite door with glass panels.



REAR

Paved patio area, half laid to lawn, entry into house via patio doors, secure and private with 6ft fence panels.



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.

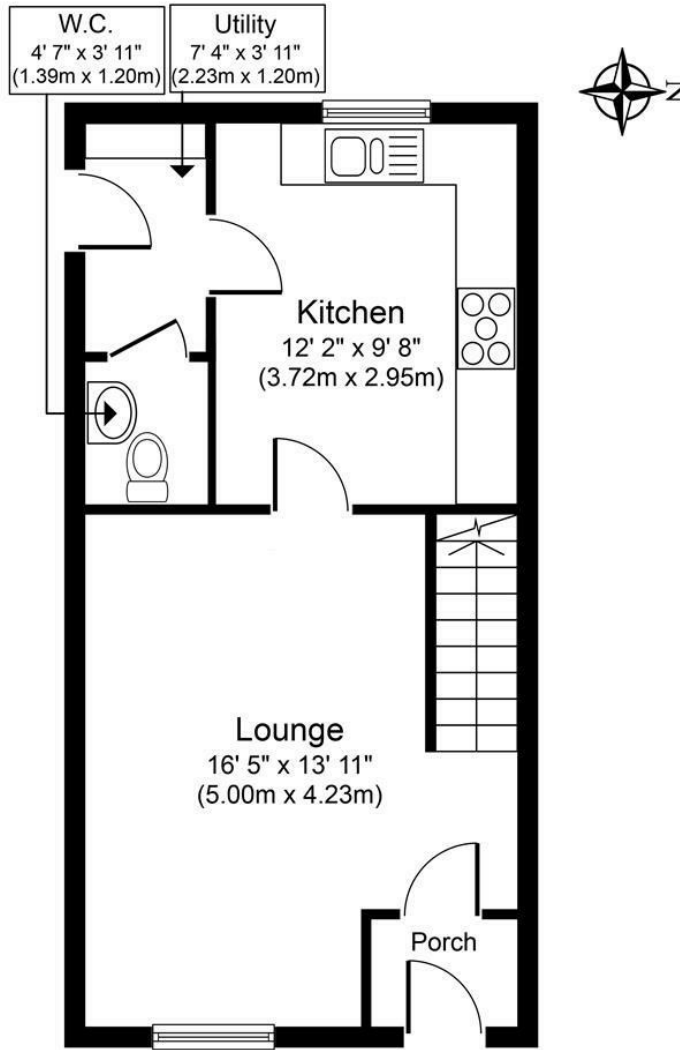
VIEWING'S

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.





Ground Floor
Approximate Floor Area
402 sq. ft.
(37.2 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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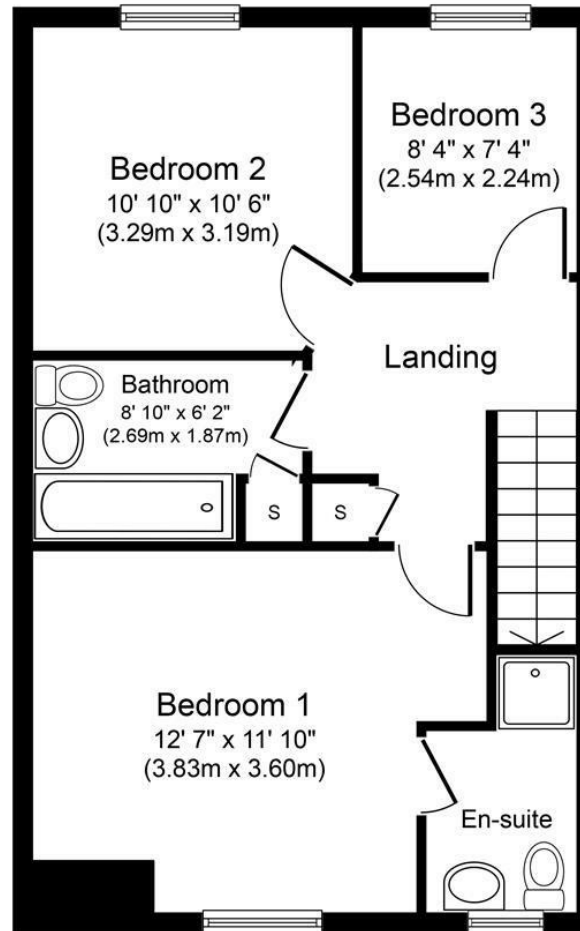
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First Floor
Approximate Floor Area
515 sq. ft.
(47.9 sq. m.)

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