

... Your proactive estate agent

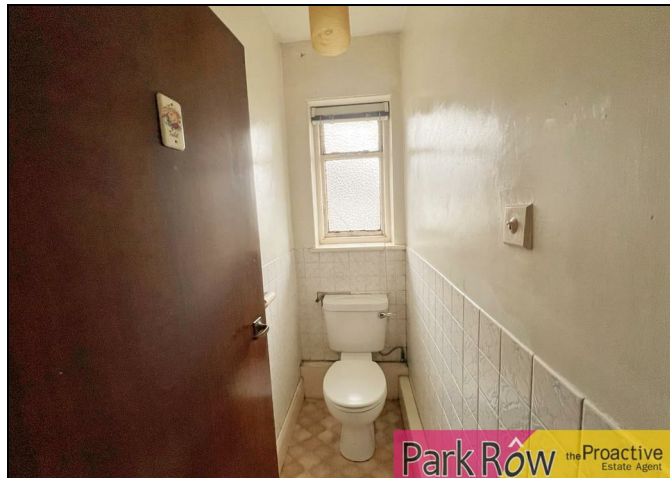


Highfield Road, Pontefract, WF8 4LJ

Offers Over £190,000



****FOUR BEDROOMS**LONG DRIVE**GARDENS TO FRONT AND REAR**DINING ROOM**** Situated in Pontefract this property briefly comprises: entrance hallway, W.C. dining room, kitchen and lounge. To the first floor are four bedrooms, bathroom and W.C. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'



GROUND FLOOR ACCOMMODATION

ENTRANCE HALLWAY

Wood paneled walls, gas central heating radiator, stairs up to first floor accommodation and doors to:



W.C.

0.90 x 1.25 (2'11" x 4'1")

Low level flush W.C. in white, part tiled walls and timber frame single glazed frosted window to side elevation.



DINING ROOM

3.64 x 3.64 (11'11" x 11'11")

Timber frame single glazed Bay window to front elevation, curved gas central heating radiator and feature stone fireplace. Telephone and television points.



KITCHEN

5.01 x 5.01 (16'5" x 16'5")

Having a range of wall and base units in white, square edge laminated worktops, single bowl stainless steel sink and drainer, tiled splashback and wooden paneling to walls. Access to utility area with space and plumbing for washing machine, wooden paneling to ceiling and white uPVC double glazed window to rear elevation. Timber door with frosted glass insert leading to exterior of the property.





LOUNGE
3.95 x 6.46 (12'11" x 21'2")

White uPVC double and single glazed windows to rear and side elevations, gas central heating radiator and feature tiled fireplace. Timber framed French style doors with glass inserts leading to exterior. Telephone and television points.



FIRST FLOOR ACCOMMODATION

LANDING

Timber framed single glazed frosted window to side elevation, stairs down to ground floor accommodation, gas central heating radiator, loft access and doors to:



BEDROOM ONE

3.65 x 3.65 (11'11" x 11'11")

Timber frame single glazed Bay window to front elevation and curved gas central heating radiator.



BEDROOM TWO

3.98 x 3.65 (13'0" x 11'11")

White uPVC double glazed windows to rear and side

elevation, gas central heating radiator and built in wardrobes.



BEDROOM THREE

2.88 x 3.35 (9'5" x 10'11")

White timber frame single glazed windows to rear elevation and gas central heating radiator.



BEDROOM FOUR

2.73 x 2.93 (8'11" x 9'7")

White uPVC double glazed window to rear elevation, gas central heating radiator, vanity style wash hand basin with hot and cold taps and built in wardrobes.



W.C.

1.70 x 0.80 (5'6" x 2'7")

Two piece suite comprising: low level W.C. and wall mounted wash hand basin in blue with hot and cold taps. Part tiled walls and timber frame single glazed frosted window to side elevation.



EXTERIOR

FRONT

To the front of the property is a concrete driveway for multiple cars, access to garage with carport and flower beds. Entry to property via front porch.



REAR

The rear of the property is mainly laid to lawn with flower beds. Space for a greenhouse.



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

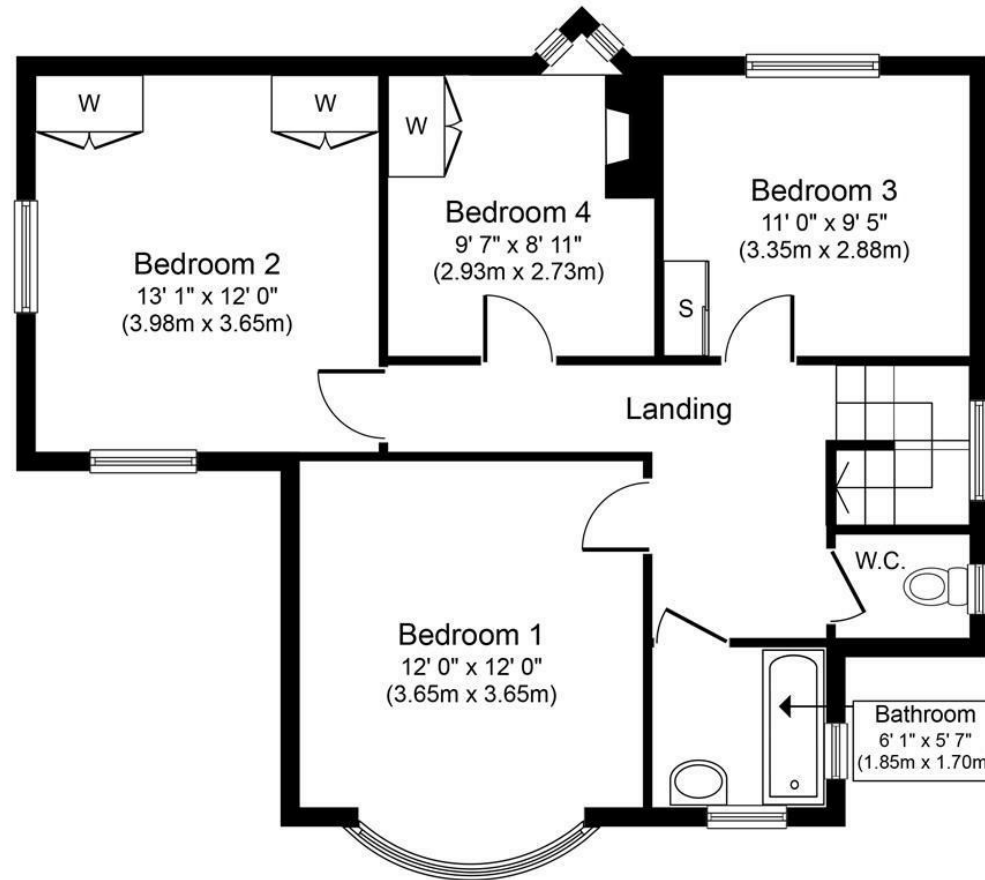
TENURE AND COUNCIL TAX BANDING

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.



First Floor
Approximate Floor Area
702 sq. ft.
(65.2 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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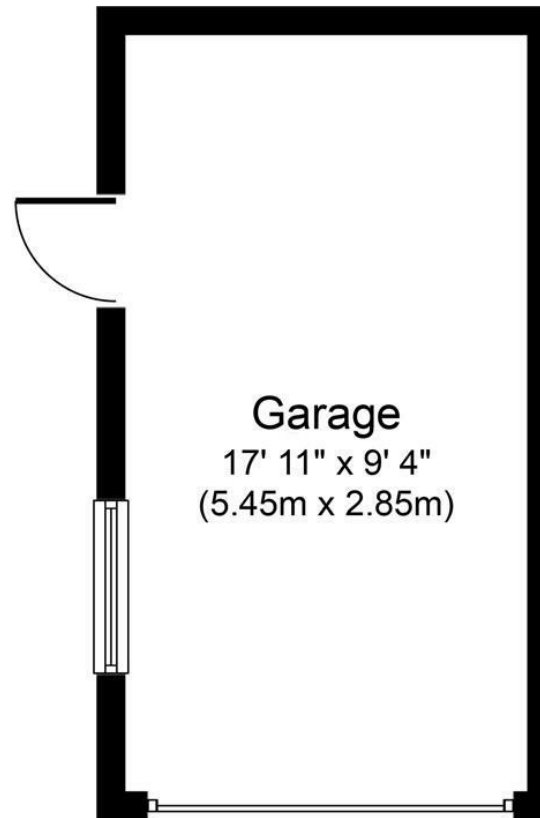
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Garage
17' 11" x 9' 4"
(5.45m x 2.85m)

Garage
Approximate Floor Area
164 sq. ft.
(15.3 sq. m.)

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