

Park Row



Poplar Grove, Pontefract, WF8 4AZ

Offers Over £240,000



****PERFECT FAMILY HOME**OFF STREET PARKING**NEARBY PUBLIC TRANSPORT LINKS**CLOSE TO LOCAL AMENITIES**** Situated in Pontefract, this property briefly comprises to the ground floor: porch, kitchen diner, W.C. and lounge. To the first floor are two bedrooms and family bathroom. To the second floor are two bedrooms. **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

PORCH

2'11" x 5'11" (0.90 x 1.82)

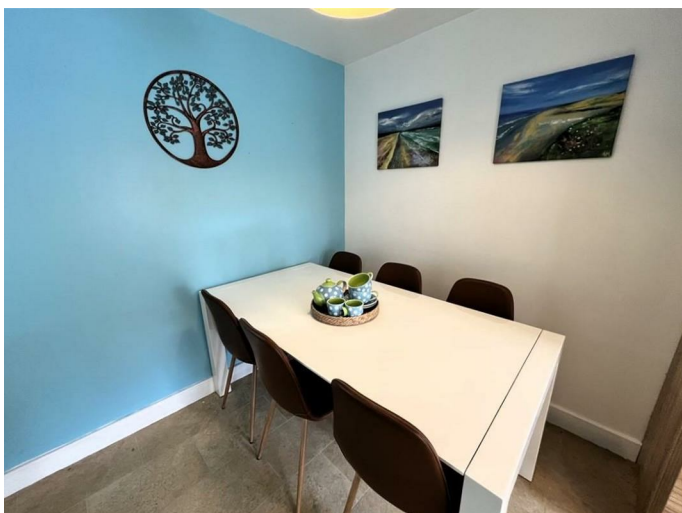
Composite entrance door, tiled flooring and archway leads into kitchen diner.

KITCHEN DINER

16'11" x 11'3" (5.18 x 3.44)



Having a range of wall and base units in light wood effect and white, square edge worktops, single bowl stainless steel sink and drainer with chrome mixer tap, central island with power points and white uPVC double glazed windows to front elevation. Integrated appliances include: fridge freezer, electric oven, electric hob and dishwasher. Bespoke cupboard housing washing machine, dryer, boiler and microwave. Karndean flooring, underfloor heating and space for dining table.



W.C.

3'1" x 4'10" (0.95 x 1.49)

Two piece suite comprising: low level W.C. and wall mounted wash hand basin with chrome taps. White uPVC double glazed frosted window to side elevation, central heating radiator and tiled flooring.

LOUNGE

13'1" x 11'3" (3.99 x 3.44)



White uPVC double glazed windows and double glazed French doors to rear elevation, laminate flooring, central heating radiator, inset spotlighting and telephone/television points.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs down to ground floor accommodation and up to second floor. Doors to:

BATHROOM

9'9" x 4'8" (2.98 x 1.44)



Three piece suite comprising: panel bath with power shower and glass shower screen, vanity wash hand basin with chrome mixer tap and close coupled W.C. Chrome towel radiator, white uPVC double glazed frosted window to rear elevation and Karndean flooring.

BEDROOM ONE

11'3" x 17'5" (3.44 x 5.31)



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



BEDROOM FOUR

13'2" x 6'3" (4.02 x 1.91)



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

SECOND FLOOR ACCOMMODATION

LANDING

Stairs down to first floor accommodation and doors to:

BEDROOM TWO

11'3" x 11'5" (3.44 x 3.50)



Velux window to front elevation, built in under eaves storage with sliding doors.

BEDROOM THREE



Velux window to rear elevation.

EXTERIOR

FRONT

Paved driveway for two cars, access to side of the via pedestrian gate and driveway gives access to front door.

REAR

Paved courtyard style garden which is fully enclosed and gives space for garden furniture. Access to workshop.

WORKSHOP

9'10" x 19'4" (3.00 x 5.90)


Entry inside via white uPVC entrance door with power and lighting.

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

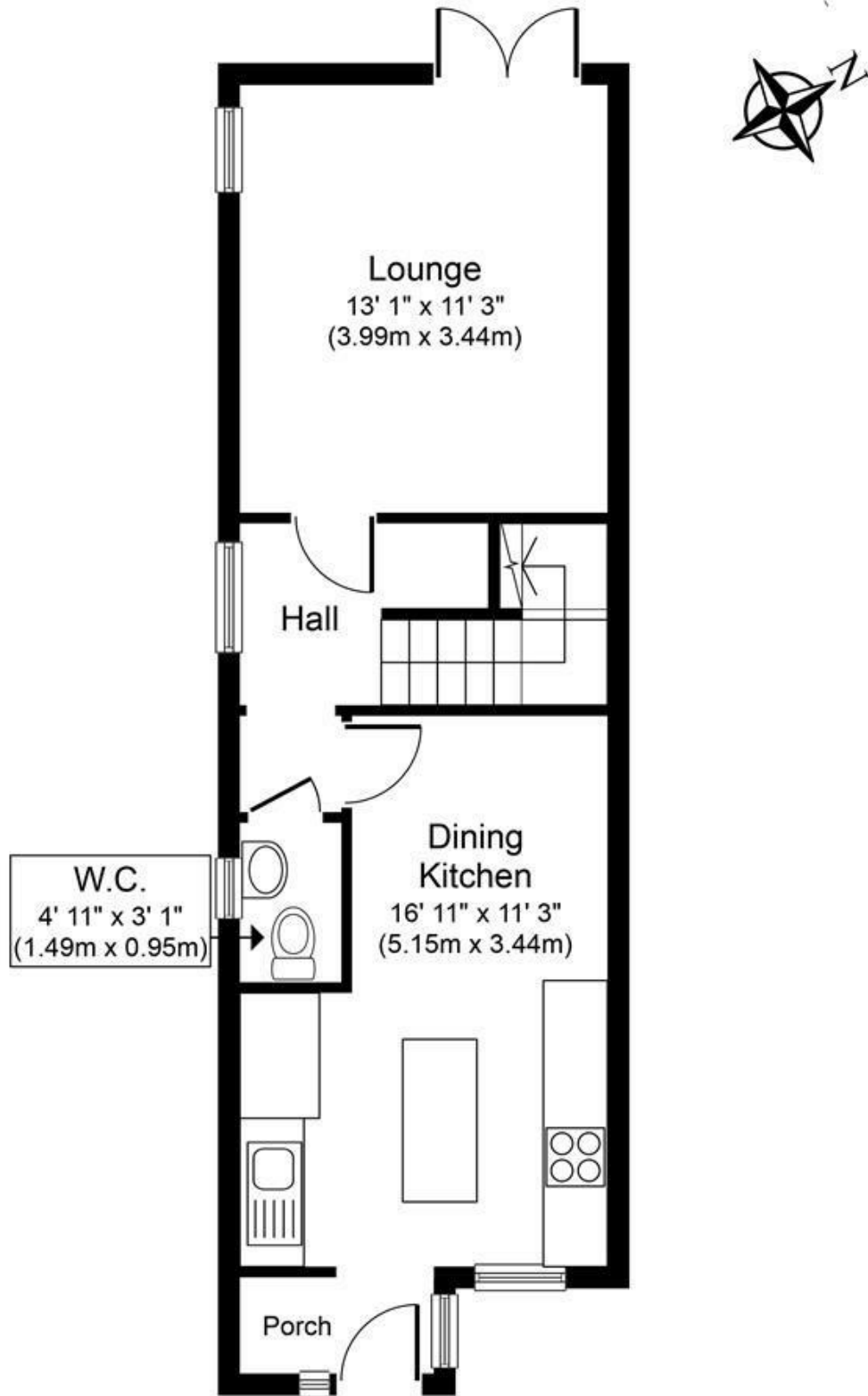
Please note: The Tenure and Council Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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.

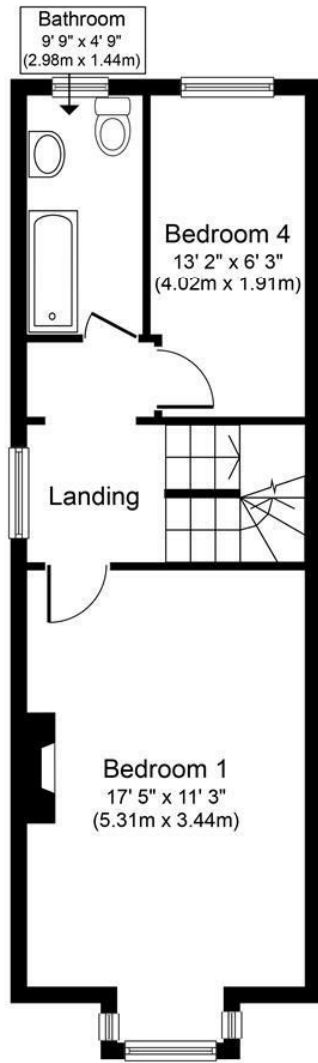




Ground Floor
Approximate Floor Area
429 sq. ft.
(39.8 sq. m.)

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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First Floor
Approximate Floor Area
419 sq. ft.
(38.9 sq. m.)

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T 01977 791133
W www.parkrow.co.uk

18 Cornmarket, Pontefract, West Yorkshire, WF8 1BJ
pontefract@parkrow.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	71		83
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC