

...Your proactive estate agent



**Cromwell Mount, Pontefract, WF8 1NZ**  
**Offers Over £100,000**

**Park Row**



SECOND FLOOR APARTMENT \*\* SEPARATE BREAKFAST KITCHEN \*\* LIVING ROOM \*\* BATHROOM \*\* . Situated in Pontefract this property briefly comprises: entrance hallway, lounge, kitchen, two bedrooms and bathroom. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS A WEEK 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 ACCOMODATION

### HALLWAY

Entrance door leading into

### LOUNGE

**4.51 x 3.19 (14'9" x 10'5")**

uPVC double glazed bay window to the front elevation. Wall mounted electric heater



### KITCHEN/ DINING AREA

**5.37 x 1.95 (17'7" x 6'4")**

Having base and wall units in a wood grain effect finish with roll top laminated work tops. Single drainer sink with chrome mixer tap over. Induction four ring electric hob with matching electric extractor over and electric oven. Washing machine, fridge freezer wall mounted electric heater.



### BEDROOM ONE

**3.75 x 2.97 (12'3" x 9'8")**

UPVC double glazed window to the front elevation and electric wall heater. Door leads through to:



### BEDROOM TWO

**3.40 x 2.94 (11'1" x 9'7")**

uPVC double glazed window to the front elevation. Wall mounted electric wall heater,



### BATHROOM

Having a white suite comprising: panel bath with chrome taps over and 'rainfall' shower above. Contemporary wash hand basin with chrome taps over and tiled splashback. Close coupled w.c and chrome electric heated towel rail. The bathroom is tiled to ceiling height around the bath area.



### 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

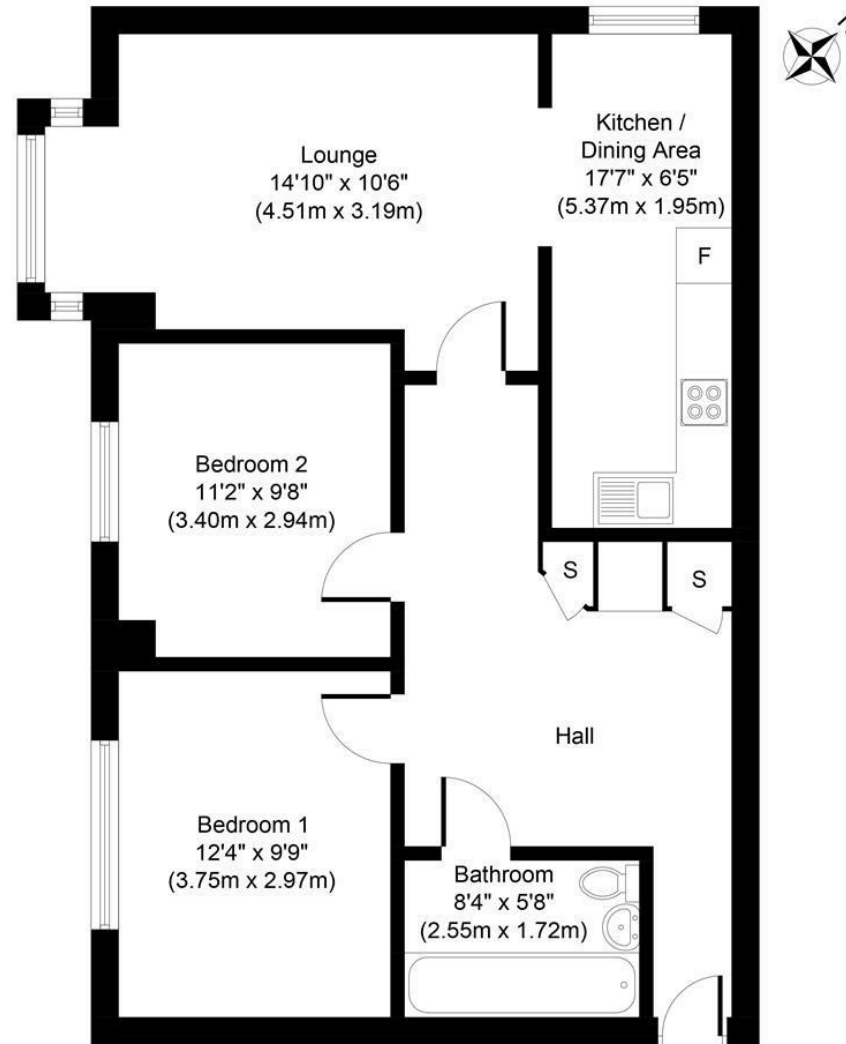
KIPPAX - 0113 8160111

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.



**Approximate Floor Area**  
**778 Sq. ft.**  
**(72.3 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. 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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**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)



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18 Cornmarket, Pontefract, West Yorkshire, WF8 1BJ  
[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)

