

# Park Row



**Walton Road, Upton, Pontefract, WF9 1JD**

**Offers Over £160,000**



**\*\* GARAGE \*\* POPULAR LOCATION \*\*** Situated in Upton this semi-detached house briefly comprises: Hall, Lounge, Kitchen Diner, Inner Hall and Bathroom. To the First Floor are four bedrooms. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. PHONE LINES ARE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**



## GROUND FLOOR ACCOMMODATION

### Entrance

UPVC door leading to:

### Hall

Stairs leading to First Floor accommodation and doors leading into:

### Lounge

13'4" x 16'3" (4.07m x 4.96m)



UPVC double glazed window to the front elevation, central heating radiator, laminated flooring and central heating radiator. Feature fireplace with marble back and hearth with decorative timber fire surround. Television and telephone points.

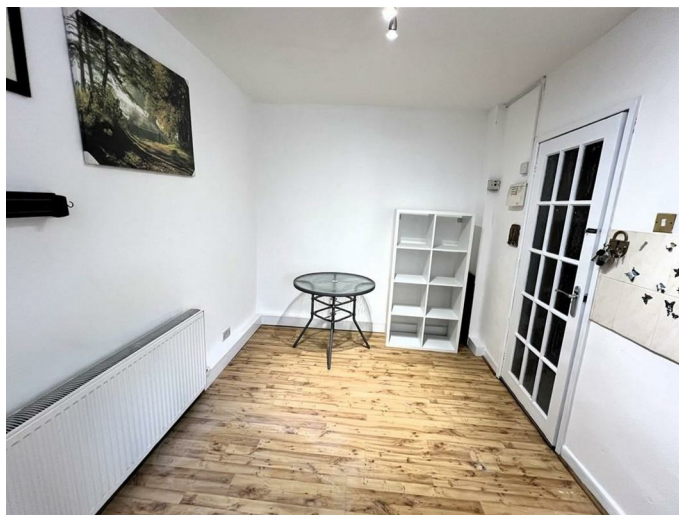
### Kitchen Diner

8'3" x 21'1" (2.53m x 6.45m)



Having a range of wall and base units in grey with laminated worktops and tiled splash back. Stainless steel sink and drainer with chrome mixer tap, space and plumbing for

dishwasher, washing machine, fridge-freezer and free standing cooker. White uPVC double glazed window to rear elevation and tile flooring.



### Inner Hall

UPVC door leading to rear garden and door leading into:

## Bathroom

7'2" x 6'4" (2.20m x 1.94m)



White uPVC frosted double glazed window to rear elevation. Three piece fitted suite comprising a pedestal style wash hand basin with chrome mixer tap, low flush W.C. and panelled bath with chrome mixer tap and shower over. Anti-slip tile floor. Marble effect splash wall panel. White towel warmer.



## FIRST FLOOR ACCOMODATION

## Landing



White uPVC double glazed window to side elevation. Stairs to ground floor accommodation. Doors to:

## Bedroom One

11'7" x 8'7" (3.55m x 2.62m)



White uPVC double glazed windows overlooking front elevation. Gas central heating radiator.

### Bedroom Two

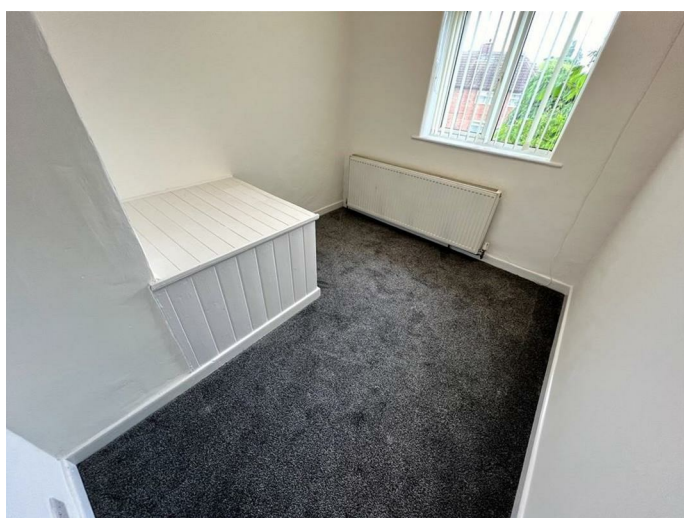
11'7" x 7'10" (3.55m x 2.40m)



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

### Bedroom Three

10'0" x 7'10" (3.06m x 2.40m)



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

### Bedroom Four

8'7" x 8'5" (2.62m x 2.57m)



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

### EXTERIOR

#### Front

Fenced front garden, entry into house via White uPVC door.





**Rear**



Secure garden. Outbuilding with power and sockets. Garage.

**TENURE, LOCAL AUTHORITY AND TAX BANDING**

Tenure: Freehold  
 Local Authority: Wakefield Council  
 Tax Banding: A

Please note: The Tenure, Local Authority and 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.

**UTILITIES, BROADBAND AND MOBILE COVERAGE**

Electricity: Mains  
 Gas: Mains  
 Sewerage: Mains  
 Water: Mains

Broadband: Fibre (FTTP)  
 Mobile: 4G

Please note: The Utilities, Broadband and Mobile Coverage

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.

### **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

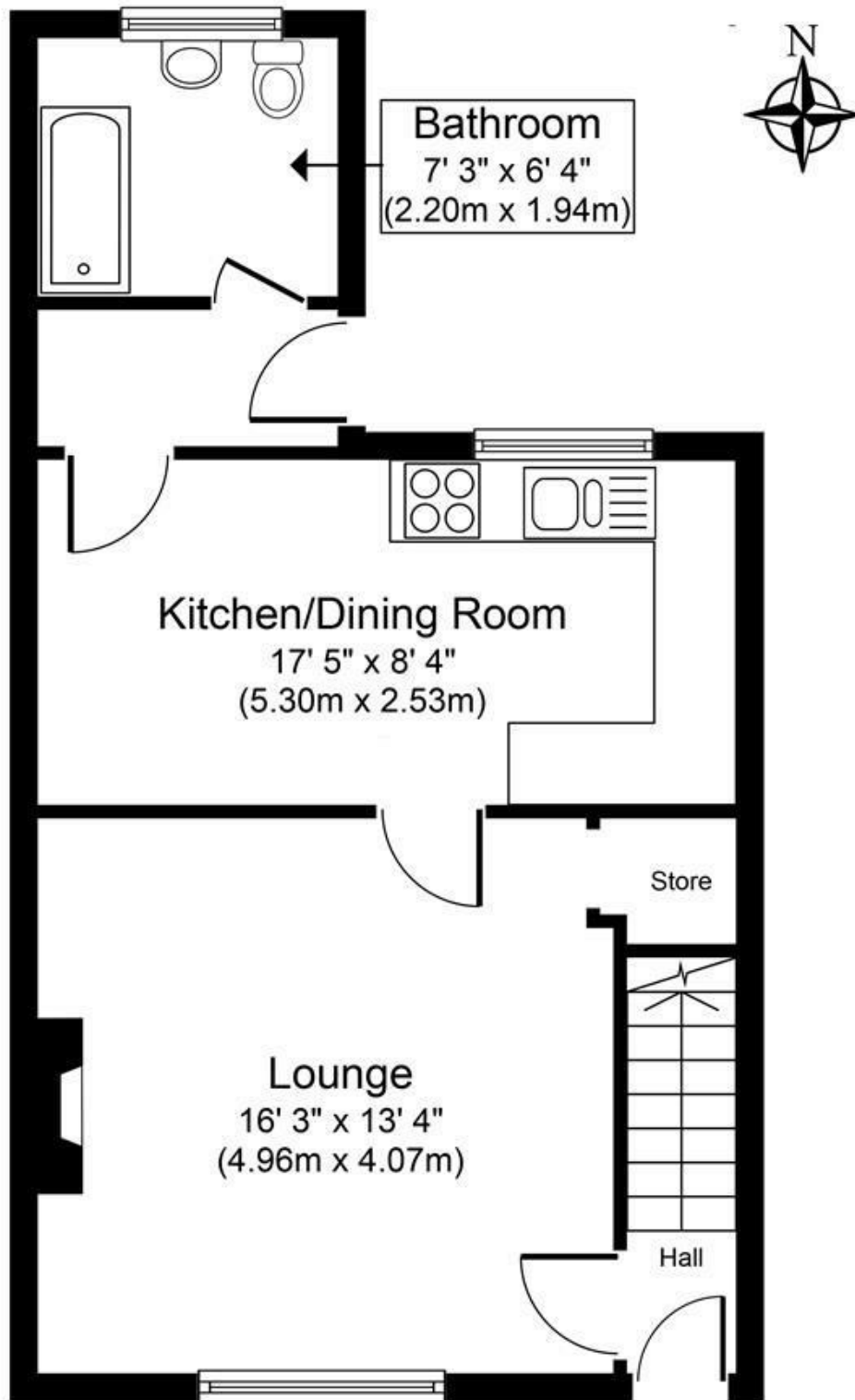
CASTLEFORD - 01977 558480

### **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.



**Bathroom**  
 7' 3" x 6' 4"  
 (2.20m x 1.94m)

**Kitchen/Dining Room**  
 17' 5" x 8' 4"  
 (5.30m x 2.53m)

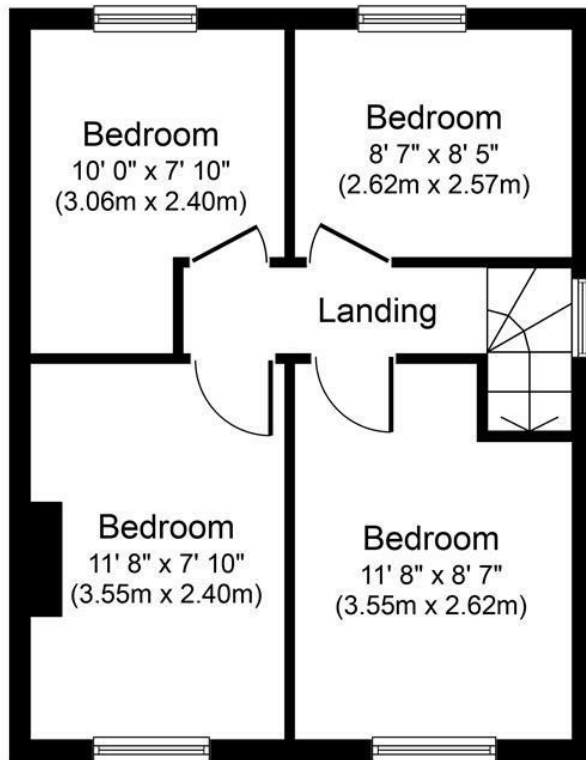
**Lounge**  
 16' 3" x 13' 4"  
 (4.96m x 4.07m)

Store

Hall

**Ground Floor**  
**Approximate Floor Area**  
**442 sq. ft.**  
**(41.1 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.  
 Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)



**First Floor**  
**Approximate Floor Area**  
**370 sq. ft.**  
**34.4 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.  
 Copyright V360 Ltd 2024 | www.houseviz.com

**T** 01977 791133  
**W** www.parkrow.co.uk

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

