

Park Row



Cherry Drive, Pontefract, WF8 2FH

Offers Over £70,000



**** SHARED OWNERSHIP PROPERTY ** WELL PRESENTED THROUGHOUT **** Situated in Pontefract, this property briefly comprises: Hall, Ground Floor w.c, Lounge and Kitchen Diner. To the First Floor are two bedrooms and Bathroom. Externally, the property benefits from having a south facing garden and double allocated parking space. **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

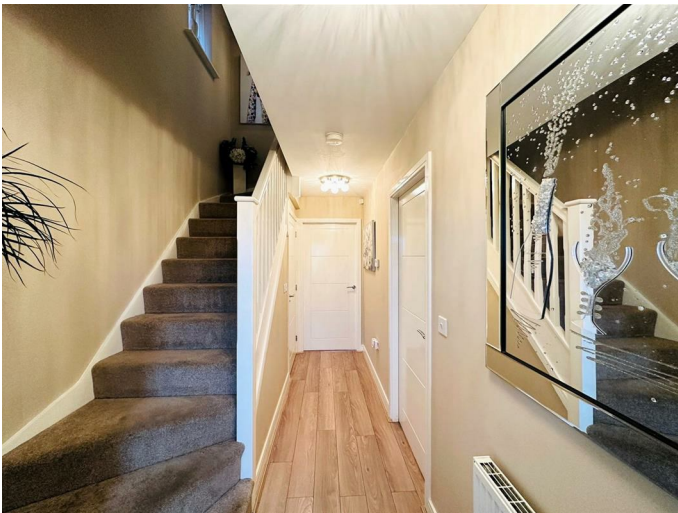
Composite panel effect door with two double glazed frosted panels to the front elevation leading into:

Hall

15'8" x 4'6" (4.79m x 1.39m)



Intruder alarm panel and wood effect flooring. Central heating radiator and storage cupboard. Stairs with balustrade and spindles leading to First Floor accommodation. Doors leading off.



Ground Floor w.c

5'8" x 2'10" (1.73m x 0.87m)



White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over and tiled splash back. Extractor fan and chrome heated towel rail.

Lounge

13'4" x 9'8" (4.08m x 2.96m)



UPVC double glazed French doors to the rear elevation. UPVC double glazed window to the rear elevation. Central heating radiators, wood effect flooring and television and telephone points.



Kitchen Diner

14'10" x 6'6" (4.54m x 2.00m)



FIRST FLOOR ACCOMMODATION

Landing



A range of base and wall units, white fronted with brushed chrome handles. Black single bowl sink and drainer with black mixer tap over set in to a granite effect laminate work surface with matching upstand and a tiled splash back. Integrated brushed steel electric oven and four ring gas hob with electric extractor fan over benefitting from downlighting. Plumbing for washing machine and central heating radiator. UPVC double glazed window to the front elevation.



Balustrade and spindles. UPVC double glazed window to the side elevation. Loft access and doors leading off.

Bedroom One

13'4" x 9'3" (4.07m x 2.83m)



UPVC double glazed window to the rear elevation, giving views over fields. Central heating radiator.

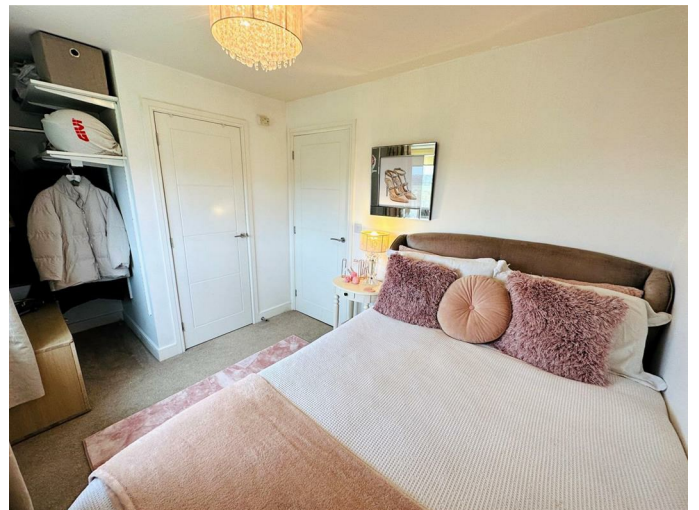


Bedroom Two

13'5" x 7'10" (4.09m x 2.39m)



Over stair storage cupboard and central heating radiator. UPVC double glazed window to the front elevation, giving views over fields. Hanging and storage alcove.



Bathroom

6'5" x 6'4" (1.97m x 1.94m)



White panel bath with chrome mixer tap over, chrome shower attachment and chrome trimmed glass shower screen. Over the bath/shower area is tiled to ceiling height. White low flush w.c with chrome fittings. White pedestal wash hand basin with chrome mixer tap over and tiled splash back. Chrome heated towel rail and extractor fan.

EXTERIOR

Front



Storm porch with outside lamp and electrical point. Flagged pathway leading away from the property to a communal pathway. Decorative pebbled area to front, Pillar and post fencing defining boundaries. Communal grass area beyond.

Side

Communal pathway taking us along the side of property to a timber pedestrian access gate. This gives access to the rear of the property. Pathway continues into a parking area where the property has allocated double parking space.

Rear



Outside lamp and tap. Retractable canopy and flagged patio area with decorative blocked edging. Patio steps in to a lawned garden with raised herbaceous borders. Further decorative pebbled area and flagged hardstanding at the bottom of garden. Fully enclosed rear garden with timber fence and concrete posts with timber access gate.



SHARED OWNERSHIP INFORMATION

Heylo Housing Association
Leasehold- 125 years remaining
40% Share Available
Rent and Service Charge- £294.37 per month

TENURE, LOCAL AUTHORITY & COUNCIL TAX

Tenure: Leasehold
Wakefield City Council
Tax Banding: B

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 & MOBILE COVERAGE

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

Broadband: Ultrafast
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 AN 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.

MEASUREMENTS

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 HOURS

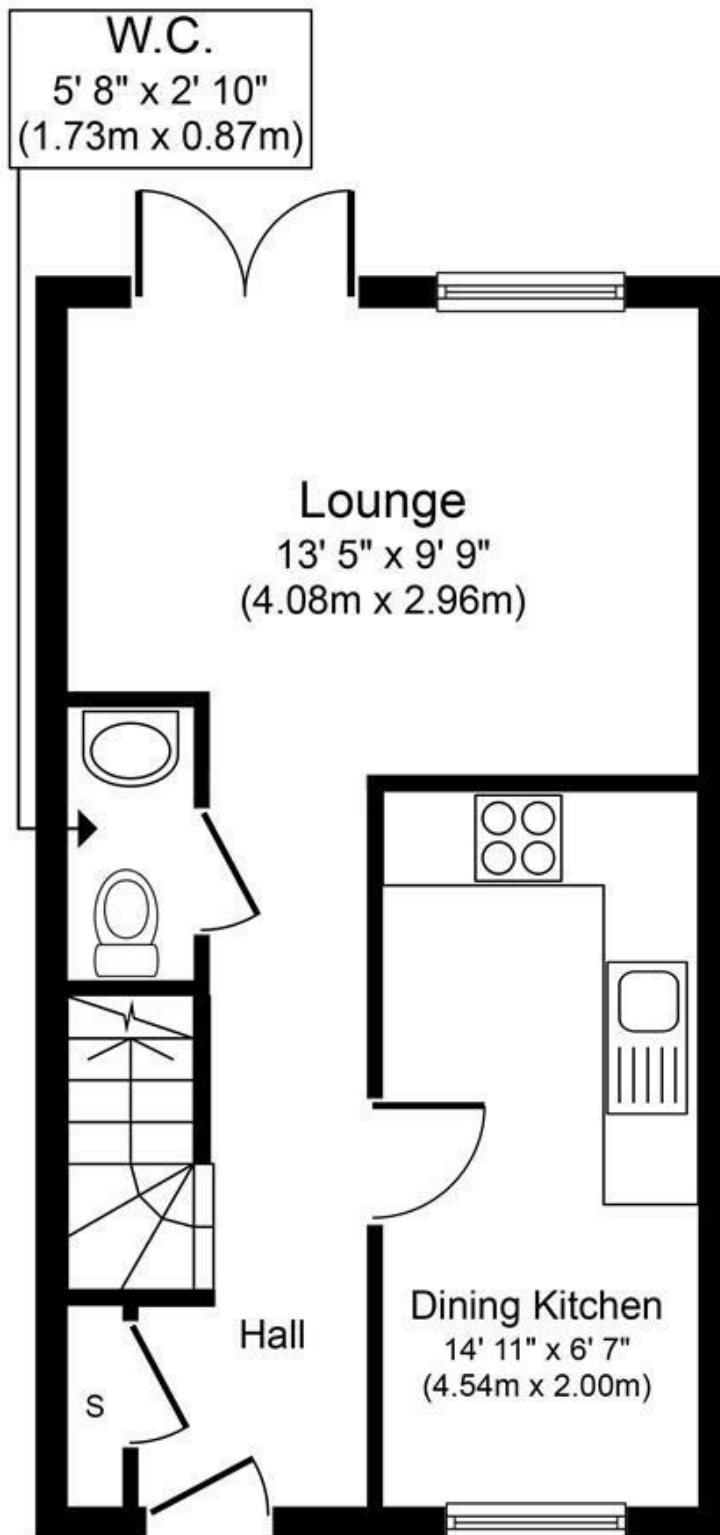
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

VIEWINGS

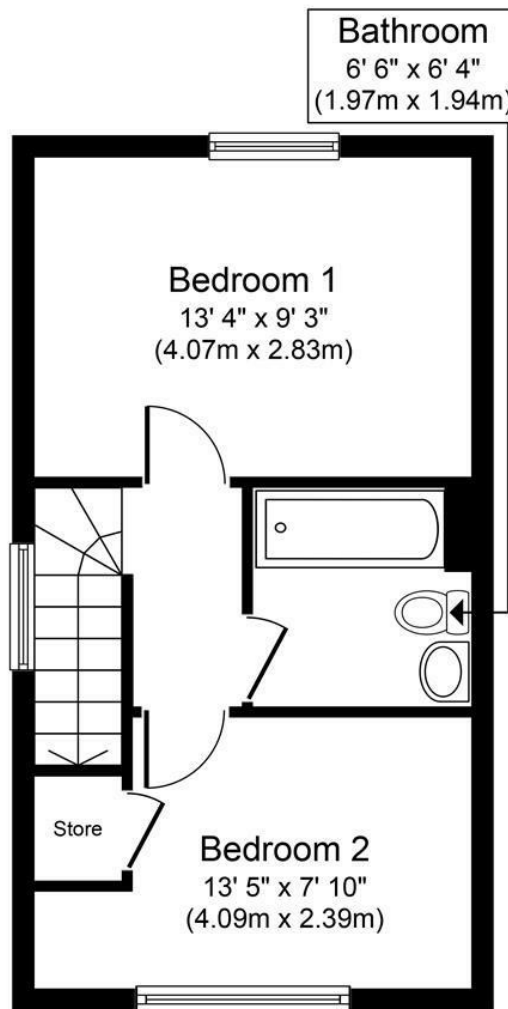
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
327 sq. ft.
(30.4 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.

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First Floor
Approximate Floor Area
327 sq. ft.
(30.4 sq. m.)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
93	94	A	A
81-91	92-94	B	B
69-80	82-91	C	C
55-68	69-81	D	D
39-54	55-68	E	E
21-38	39-54	F	F
1-20	21-38	G	G
Not energy efficient - higher running costs	Very energy efficient - lower running costs	Not environmentally friendly - higher CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC