

# Park Row



**Skinner Lane, Pontefract, WF8 1LZ**

**Offers Over £90,000**



**\*\*GROUND FLOOR APARTMENT\*\*MODERN WET ROOM\*\*** Located within this former Victorian hospital which dates back to Circa 1864 and has been modernised. Briefly comprising: entrance hallway, lounge, dining area, kitchen, two bedrooms and bathroom. Externally, there are communal gardens and allocated parking. Situated within walking distance of Pontefract town centre and public transport links. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE 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 ACCOMMODATION

### Entrance Hall

Entrance door with Intercom system. Doors leading off.

### Lounge

18'8" max x 11'1" max (5.7 max x 3.4 max)



Feature arched sash window to the front elevation. Open access to the dining area.



### Dining Room

12'5" x 6'2" (3.8m x 1.9m)



Feature arched sash window to the front elevation. Door leading to:

### Kitchen

8'2" x 7'6" (2.5m x 2.3m)



A range of cream fronted wall and base units with solid oak work surfaces. Built-in fan assisted electric cooker and hob with extractor fan. Space for fridge freezer, washing machine and tiled splashback.

### Bedroom One

11'1" x 10'2" (3.4m x 3.1m)



Feature arched sash window to the front elevation

### Bedroom Two

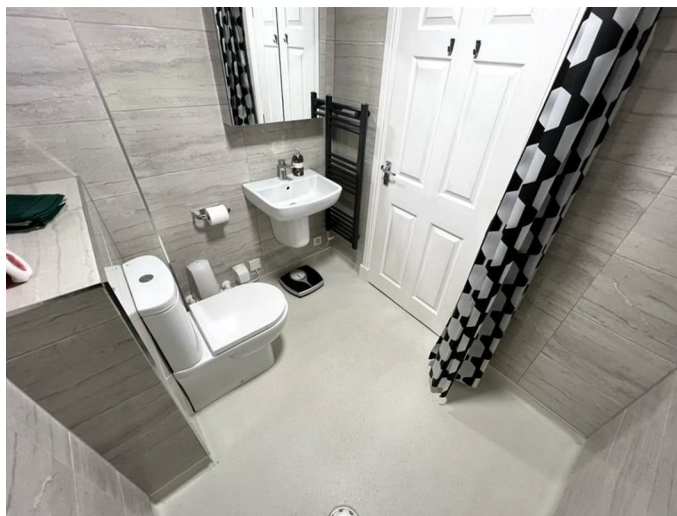
11'1" x 6'6" (3.4m x 2.0m)



Feature arched sash window to the front elevation

### Shower Room

7'10" x 5'6" (2.4m x 1.7m)



Wet room which is tiled to ceiling height to all walls with sealed flooring. Mains shower with chrome fittings with fixed and floating shower head. Low flush w.c with chrome fittings and wall mounted wash hand basin with chrome mixer tap over. Heated towel rail and ceiling mounted electric extractor fan.

### EXTERIOR



### Garden

Communal gardens and bin store.

### Parking

Allocated parking and visitor parking.

### 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.

## **TENURE, LOCAL AUTHORITY AND TAX BANDING**

Tenure: Leasehold  
Local Authority: Wakefield Council  
Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained

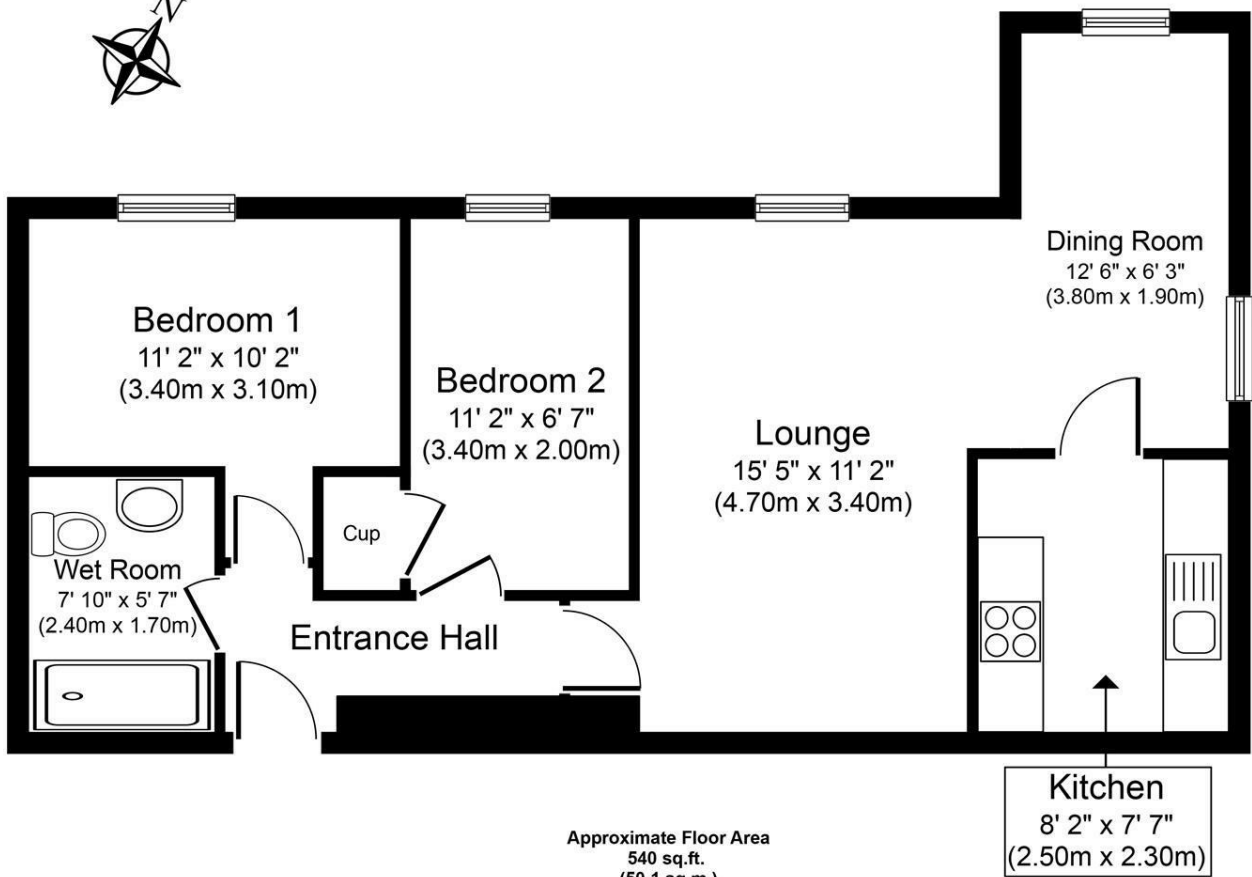
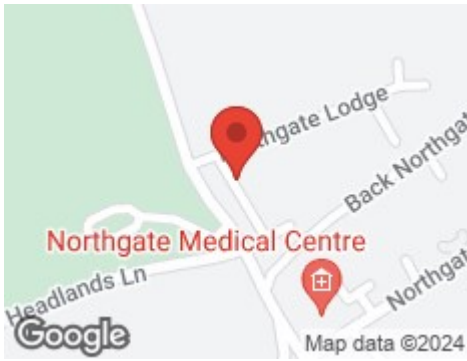
from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## **UTILITIES, BROADBAND AND MOBILE COVERAGE**

Electricity: Mains  
Gas: N/A  
Sewerage: Mains  
Water: Meter

Broadband: 5G  
Mobile: Superfast

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.



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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	49	D	F

Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).

England & Wales EU Directive 2002/91/EC