

...Your proactive estate agent

Allerton Bywater  
Primary School



Leeds Road, Allerton Bywater, Castleford, WF10 2DP  
£240,000

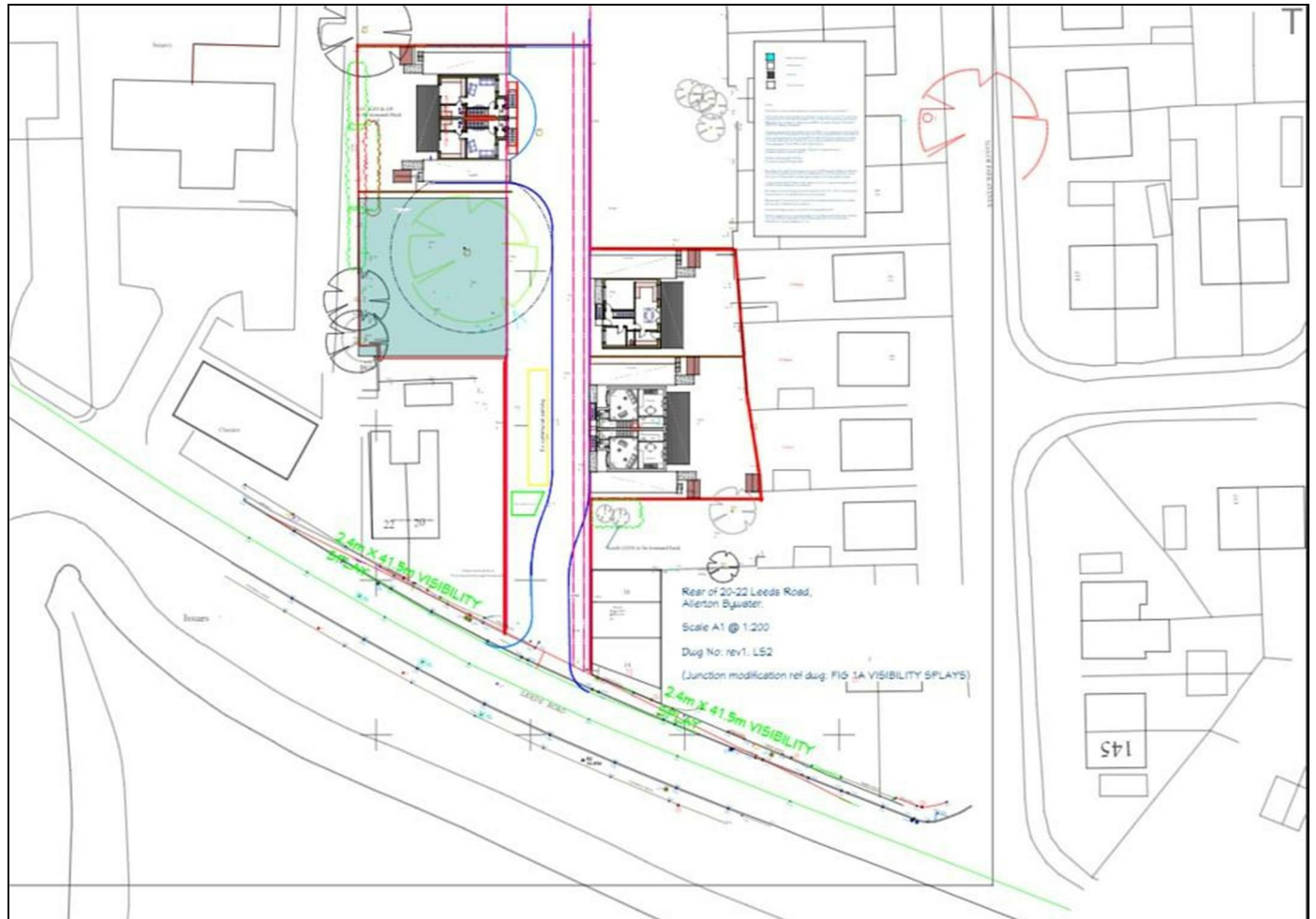


**\*\*FREEHOLD BUILDING PLOT\*\*EXTENDING TO 0.18 HECTARES (0.44 ACRES)\*\*APPROVED OUTLINE PLANNING PERMISSION\*\*TWO PAIRS OF THREE BED SEMI-DETACHED\*\*ONE FOUR BED DETACHED\*\*PLANNING REF- 19/01059/OT\*\***

This freehold building plot extending to 0.18 hectares (0.44 acres) of land with outline planning permission for the erection of FIVE dwellings comprising; two pairs of semi detached three bedroom properties and a singular four bedroom detached property. All will have a driveway for parking and gardens.

Use PLANNING REF - 19/01059/OT for access to Leeds City Council planning portal.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POTENTIAL OF THE PLOT 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'.



## **DEVELOPMENT LAND**

## **PROPOSED SITE LAYOUT**

## **PROPOSED DWELLING**

Four bedroom detached with parking and garden.

## **PROPOSED DWELLING**

Two pairs of semi detached three bedroom properties with parking and garden.

## **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.

## **OPENING HOURS**

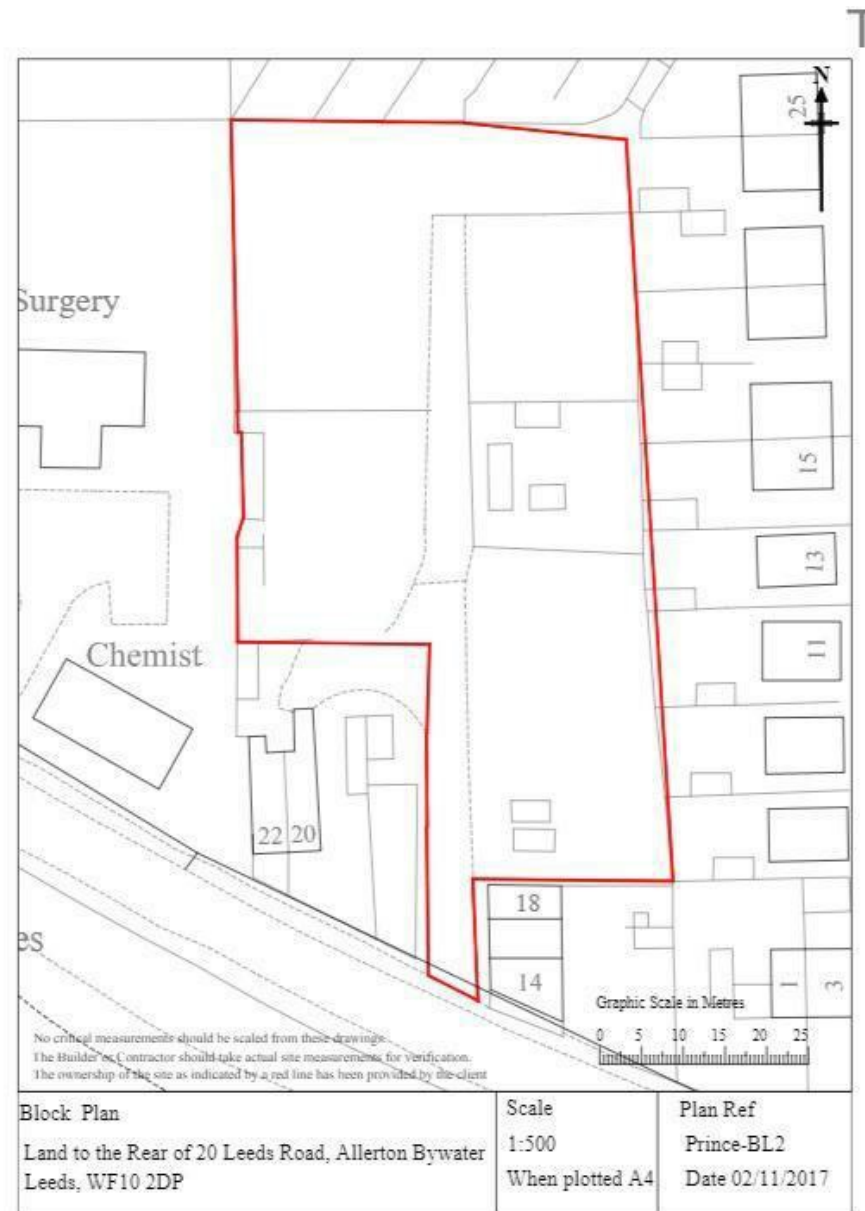
CALLS ANSWERED :

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:

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





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)



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)

