

...Your proactive estate agent



Violet Close, Castleford, WF10 5FG
Offers Over £210,000



****OFF STREET PARKING**CLOSE TO COMMUTER LINKS**POPULAR AREA****Situated in Castleford, this mid-terrace town house property briefly comprises: Hall, Kitchen-Diner, Ground Floor w.c and Cinema Room. To the First Floor is a bedroom, lounge and bathroom. To the second floor are two further bedrooms and an en suite. To the rear is an enclosed rear garden and parking to the front. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THIS LOVELY 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

Panel effect reinforced door with top section having double glazed frosted panel to front elevation.

Hall

3.82m x 1.29m (12'6" x 4'2")

Central heating radiator, stairs leading to First Floor Accommodation with balustrade turned spindles, understairs storage, wood effect flooring and doors leading off.

Ground Floor w.c

1.87m x 0.95m (6'1" x 3'1")

White low flush wc with chrome fittings and white wash hand basin with chrome mixer tap over set into grey vanity and tiled splash back. Tiled on all walls and floor, central heating radiator, extractor fan and keypad for intruder alarm.

Kitchen Diner

4.93m x 3.85m (16'2" x 12'7")

Range blue fronted base and wall units with chrome handles. One and a half bowl steel sink and drainer with chrome mixer tap over set into wood block effect laminate work surface and matching upstand. Integrated appliances include: double electric oven and four ring gas hob and electric extractor fan over benefiting from downlighting. Plumbing for dishwasher and washing machine. UPVC double glazed window and uPVC French doors to rear elevation and door to understairs storage cupboard. Further extractor fan, central heating radiator and wood effect flooring.

Bedroom Four / Cinema Room

Range of white fronted fitted wardrobes and drawer sections with brushed chrome handles. Wood effect flooring and central heating radiator.

First Floor Accommodation

Balustrade turned spindles, further stairs up to Second Floor Accommodation, central heating radiator and wooden flooring down. Doors leading off.

Landing

Balustrade turned spindles, further stairs up to Second Floor Accommodation, central heating radiator and wooden flooring down. Doors leading off.

Lounge

4.94m x 3.81m (16'2" x 12'5")

UPVC double glazed window to front elevation, central heating radiator, television and telephone points and wood effect flooring.

Bedroom Two

4.51m x 2.64m (14'9" x 8'7")

UPVC double glazed window to the rear elevation, central heating radiator, television point and door into bathroom.

Bathroom

2.42m x 2.20m (7'11" x 7'2")

White paneled bath with chrome mixer tap over, chrome shower attachment and white concertina style shower screen. Over the bath is tiled to ceiling height. White low flush wc with chrome fittings and white pedestal wash hand basin set into vanity. Extractor fan, uPVC double glazed frosted window to the rear elevation, wood effect flooring and central heating radiator.

Second Floor Accommodation

Landing

Further balustrade turned spindles, timber framed double glazed 'Velux' skylight window to the rear elevation and door into storage cupboard housing hot water cylinder. Doors leading off.

Bedroom One

3.92m x 3.66m (12'10" x 12'0")

UPVC double glazed window to front elevation, central heating radiator, wood effect flooring and loft access. Door leading into:

En Suite

2.34m x 1.17m (7'8" x 3'10")

Shower cubicle with chrome shower and fixed head shower over, white low flush wc with chrome fittings and white wash hand basin with chrome mixer tap over and tiled splashback set into white vanity. Extractor fan, wood effect flooring and tiled to ceiling height.

Bedroom Three

3.04m x 2.64m (9'11" x 8'7")

Timber framed double glazed 'Velux' skylight window to the rear elevation, central heating radiator and wood effect flooring.

External

Front

Storm porch with outside lamp and door into storage area. Quarry tile flooring in the porchway, flagged pathway along the front of the property merging into tarmacked driveway. Artificial grass. Boundaries defined by timber fence.

Rear

Outside light and tap, timber decked patio area and decorative stoned pathway with flags. Further artificial grass, raised stoned herbaceous borders and fully enclosed with timber fence, trellising and brick wall.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: Wakefield Council

Tax Banding: C

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: Metered

Broadband: Fibre (FTTP)

Mobile: 5G

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 AND 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:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

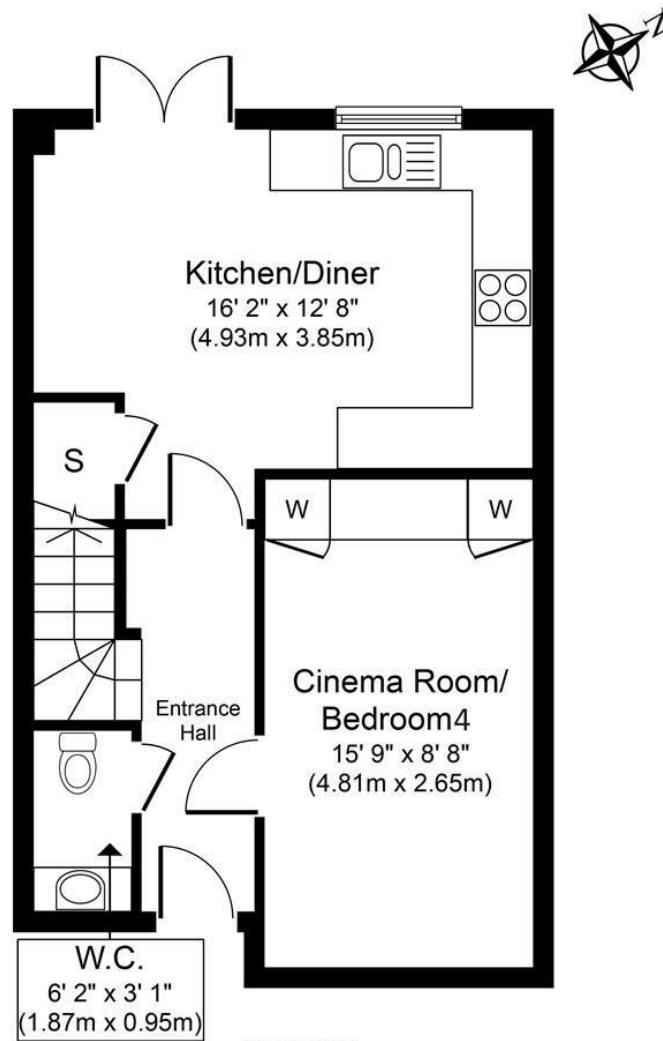
PONTEFRACT - 01977 791133

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
424 sq. ft.
(39.4 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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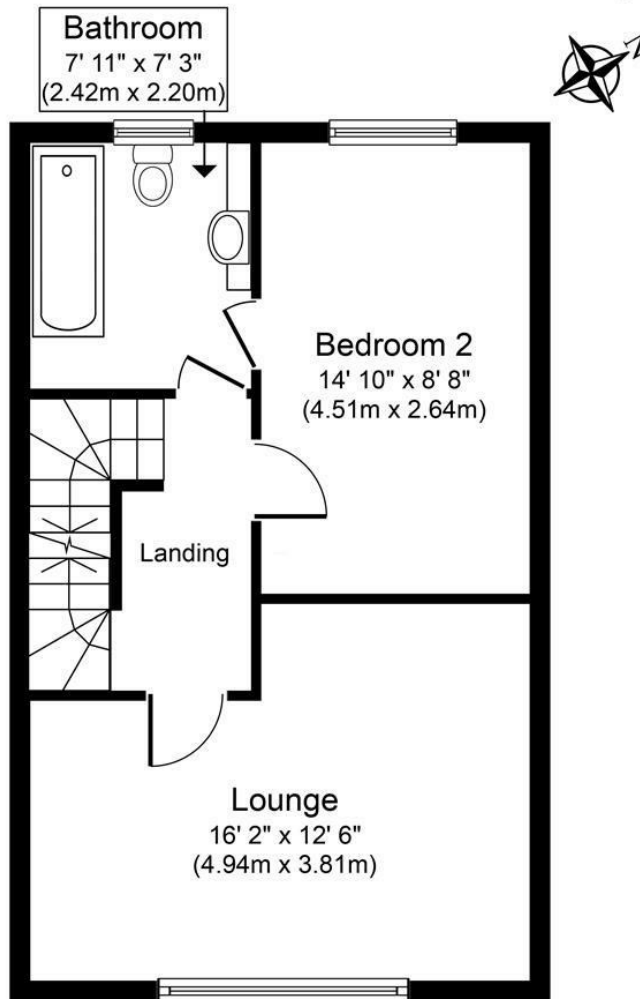
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First Floor
Approximate Floor Area
438 sq. ft.
(40.7 sq. m.)

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