

...Your proactive estate agent



**Smawthorne Lane, Castleford, WF10 4EU**  
**Offers Over £300,000**



**\*\* SOUTH-FACING REAR GARDEN \*\* GARAGE \*\*** Stunning family home blending open plan living with traditional style features. This semi-detached property briefly comprises: Porch, Hall, Rear Hall, Lounge, Snug, Garden Room, Kitchen-Diner and Utility/Ground Floor w.c. To the First Floor are three bedrooms and Bathroom. The property also benefits from Cellar. Externally, the substantial rear garden in turn leads to enclosed parking and Garage. **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**

Traditional style, composite panel effect door with top section having double glazed frosted, leaded and coloured glass panel to the front elevation leading into:

### **Porch**

#### **1.18m x 1.14m (3'10" x 3'8")**

UPVC double glazed skylight window with matching frosted, leaded and double glazed panel. Traditional tiled flooring. Timber door with top section having double glazed panels leading into:

### **Hall**

#### **4.12m x 2.57m maximum (13'6" x 8'5" maximum)**

Stairs leading to First Floor accommodation with balustrade, spindles and panelled side. UPVC double glazed window to the side elevation, central heating radiator and solid wooden flooring.

Original single glazed frosted circular leaded and coloured glass window to the front elevation. Additional traditional features include cornice and ceiling rose, decorative door trim and skirting board with architrave.

Timber panel effect door leading into Lounge and aperture flowing through into:

### **Rear Hall**

#### **3.09m x 1.20m (10'1" x 3'11")**

UPVC door with top section having double glazed frosted panel to the side elevation leading out to side of the property. Traditional timber door with top section having single glazed frosted panel leading to Cellar. Wood flooring and panel effect doors leading off.

### **Lounge**

#### **5.00m x 3.94m into bay window (16'4" x 12'11" into bay window)**

UPVC double glazed bay window to the front elevation with fitted venetian style shutters. Central heating radiator and television point.

Cast multi-fuel burner inset to fire surround with tiled hearth.

Traditional cornice and ceiling rose, decorative door trim and skirting board with architrave. Double panel effect doors opening into:

#### **Open Plan Living Area: Snug 4.32m x 3.50m (14'2" x 11'5")**

Inset cast wood-burning stove with decorative timber surround set on tiled hearth. Timber panel effect door leading to Rear Hall and central heating radiator. Cornice and ceiling rose.

Aperture flowing through into:

### **Garden Room**

#### **3.30m x 1.89m (10'9" x 6'2")**

UPVC double glazed patio doors opening onto rear patio area. Timber framed double glazed

'Velux' skylight window to the rear elevation. Wood flooring flowing through into:

### **Kitchen Dining Area**

#### **8.16m x 2.93m (26'9" x 9'7")**

Range of olive green base and wall units in 'Shaker' style with pewter handles and benefitting from under unit lighting. Single bowl ceramic sink and drainer set into composite work surface with inset chrome mixer tap.

Integrated appliances include: twin electric 'AEG' ovens, five ring brushed steel 'AEG' gas hob with extractor fan over benefitting from downlighting and dishwasher.

The Dining section leads out on to patio area via uPVC double glazed patio doors to the rear elevation with uPVC double glazed windows to each side elevation. Central heating radiators and wood flooring. Door leading into:

### **Utility/Ground Floor w.c**

#### **1.78m x 1.64m (5'10" x 5'4")**

Matching olive units to match Kitchen with one housing 'Worcester Bosch' central heating boiler. Plumbing for washing machine. White low flush w.c with chrome fittings and wall mounted wash hand basin with chrome mixer tap over and chrome waist. Central heating radiator and wood effect flooring.

## **FIRST FLOOR ACCOMMODATION: Landing 3.65m x 3.04m maximums (11'11" x 9'11" maximums)**

UPVC double glazed window to the side elevation. Further balustrade and spindles, loft access and panel effect doors leading off.

### **Bedroom One**

#### **4.95m x 3.75m to wardrobes (16'2" x 12'3" to wardrobes)**

Traditional style cast fireplace with decorative surround and tiled hearth. Range of fitted wardrobes with drawer sections. UPVC double glazed window to the front elevation with fitted 'Venetian' style shutters. Television point and central heating radiator. Cornice and rose to ceiling.

### **Bedroom Two**

#### **4.34m x 3.51m (14'2" x 11'6")**

UPVC double glazed window to the rear elevation giving views overlooking the garden. Central heating radiator.

## View from Bedroom Two

### Bedroom Three

**2.72m x 2.58m (8'11" x 8'5")**

UPVC double glazed window to the front elevation with 'Venetian' style shutters and central heating radiator.

### Bathroom

**3.15m x 2.99m maximum (10'4" x 9'9" maximum)**

White bath inset to tiled surround with chrome mixer tap over. Walk in shower cubicle with fixed head shower plus additional shower attachment and inset controls. White low flush w.c with chrome fittings and pedestal wash hand basin with chrome mixer tap over. Chrome heated towel rail and extractor fan. The room is tiled on all walls to ceiling height including the floor. UPVC double glazed frosted windows to the rear and side elevations.

### CELLAR

Steps leading down to Cellar split into three sections and benefitting from power and lighting.

Room One: 2.22m x 1.66m

Room Two: 2.77m x 0.76m

Room Three: 1.76m x 1.07m

### EXTERIOR: FRONT

Storm porch with outside light and tiled step. Pathway leading away from the property and to the side to timber pedestrian access gate giving access into the rear. The front is predominately laid to lawn. with herbaceously planted borders. Boundaries are defined by brick wall and coping, decorative wrought ironwork and pedestrian access gate.

### REAR

Timber decked area benefitting from lighting and electrical

point steps down onto further patio area with lighting. This continues to side of the property which benefits from outside tap and leads to side entrance door of the property and timber pedestrian access door to the front. The substantial garden is laid to lawn with established trees and shrubs, which in turn leads to courtyard area. This is fully enclosed behind vehicular access gates and also provides access to Garage with up and over door.

### 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: Mains/Not Metered

Broadband: Fibre (FTTP)

Mobile: 4G

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### 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

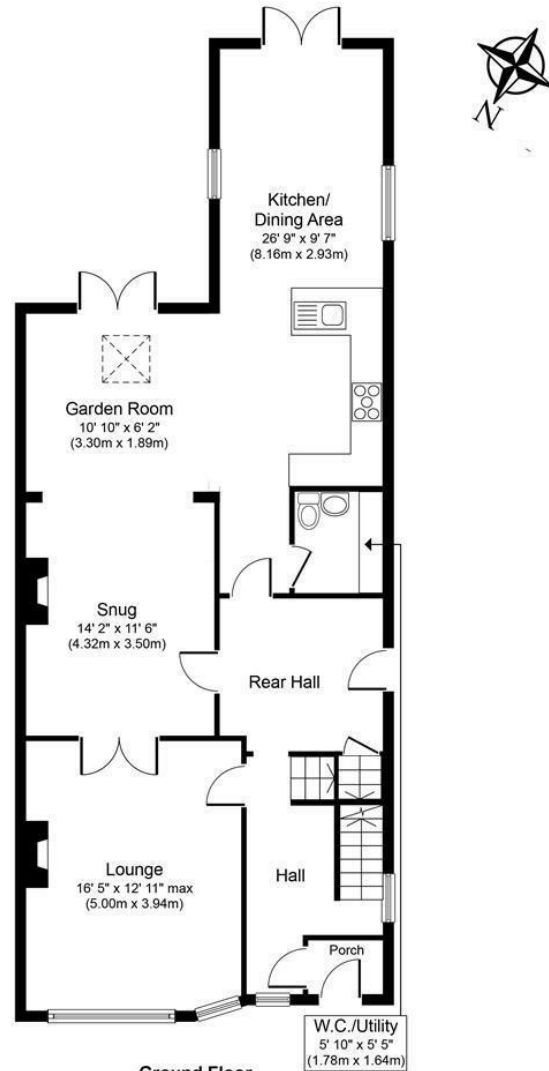
PONTEFRACT - 01977 791133

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**  
**1,072 sq. ft.**  
**(99.6 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 668**  
**668 sq. ft.**  
**(62.1 sq. m.)**

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
How energy efficient is your property?				How environmentally friendly is your CO <sub>2</sub> emissions?			
100-90%	A			100-90%	A		
80-90%	B			80-90%	B		
60-80%	C			60-80%	C		
40-60%	D			40-60%	D		
20-40%	E			20-40%	E		
10-20%	F			10-20%	F		
0-10%	G			0-10%	G		
Not energy efficient - higher heating costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		82	82	England & Wales			
		2020/1/1 EC	2020/1/1 EC			2020/1/1 EC	2020/1/1 EC

