

# Park Row



**Gordon Street, Featherstone, Pontefract, WF7 6LW**

**Offers Over £100,000**



**\*\* MODERN BREAKFAST KITCHEN \*\* FULL GAS CENTRAL HEATING \*\* FULLY BOARDED LOFT WITH LOFT LADDER \*\*** Situated in Featherstone this mid terrace property is ideal for first time buyers and investors and briefly comprises: Living Room, Inner Hall and Breakfast Kitchen. To the First Floor are two bedrooms and Bathroom. Externally, the property has an enclosed rear yard with decking area. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE 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

UPVC entrance door with double glazed frosted panels and matching skylight above leading into:

### Living Room

12'4" x 11'3" (3.77m x 3.44m)



UPVC double glazed window to the front elevation, television points and full height shelving either side of the chimney breast wall. Door leading to:

### Inner Hallway

Staircase giving access to the First Floor accommodation and further doorway leading through to:

### Breakfast Kitchen

13'4" x 12'4" (4.07m x 3.78m)



Having a range of base and wall units in a painted white finish with decorative 'Pewter' style handles and black timber effect roll top laminated worktops. Single drainer sink with chrome mixer taps over and plumbing for automatic washing

machine. Freestanding gas cooker in a black finish with four ring hob, grill and fan assisted oven with matching black electric extractor over with built-in downlighters and is tiled to three quarter height. UPVC double glazed window to the rear elevation and uPVC stable door with double glazed frosted panel and matching skylight above leading to the rear. Understairs storage area with built-in shelving.

## FIRST FLOOR ACCOMMODATION

### Landing

Access to the loft which is fully boarded with a drop down ladder. Doors leading off.

### Bedroom One

12'3" x 11'3" (3.75m x 3.44m)



Two uPVC double glazed windows to the front elevation and built-in overstairs storage cupboard with bi-fold door.

### Bedroom Two

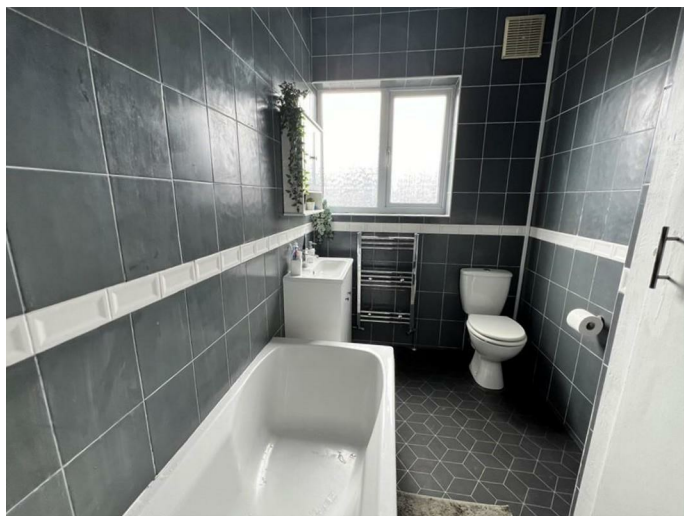
13'3" x 6'4" (4.06m x 1.94m )



UPVC double glazed window to the rear elevation overlooking the rear garden.

## Bathroom

8'10" x 5'7" (2.70m x 1.71m )

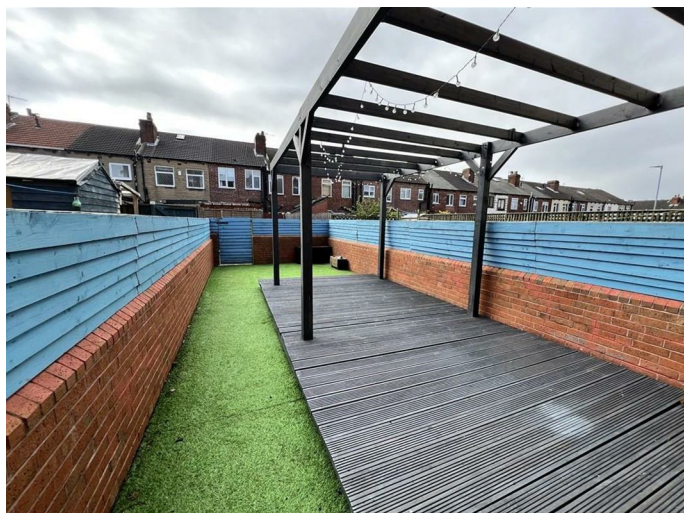


Having a white suite comprising: panel bath with chrome mixer taps over and mains shower above with fixed and floating shower head and glass shower screen. White low flush w.c and vanity wash hand basin with waterfall chrome mixer tap over and white high gloss storage cupboard beneath. Chrome heated towel rail. The room is tiled to ceiling height to all walls. Full height storage cupboard with shelving and uPVC double glazed frosted window to the rear.

## EXTERIOR- Front

Pedestrian footpath.

## Rear



Fully enclosed with perimeter wall with perimeter fence above. Pedestrian access gate gives access to the rear and raised decking area with pergola over. Outside tap and 'Astroturf'.

## Loft



## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: A

Tax Banding: Wakefield Council

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

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.

## 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.**

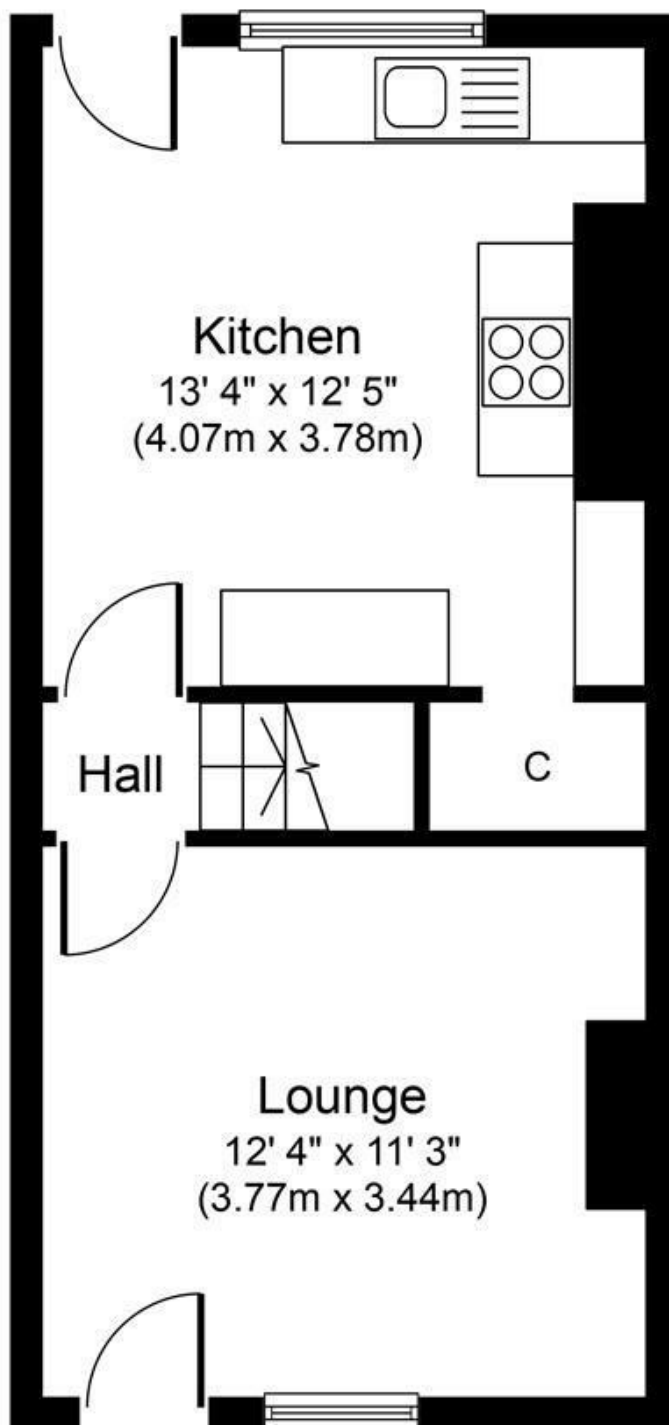
Strictly by appointment with the sole agents.

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.

### **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.

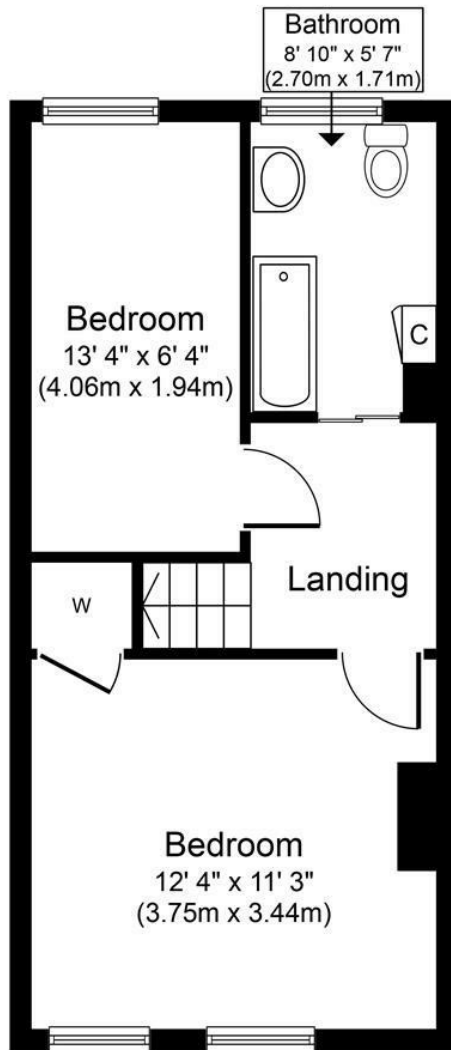
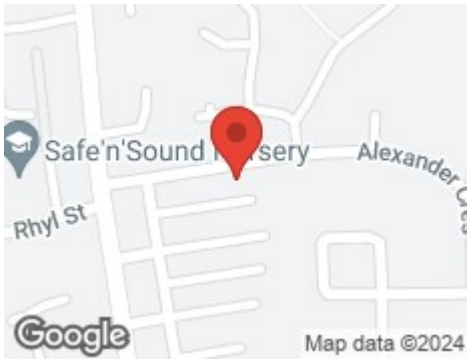




**Ground Floor**  
**Approximate Floor Area**  
**343 sq. ft.**  
**(31.8 sq. m.)**

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.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)



**First Floor**  
**Approximate Floor Area**  
**343 sq. ft.**  
**(31.3 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.  
 Copyright V360 Ltd 2024 | www.houseviz.com

**T** 01977 791133  
**W** www.parkrow.co.uk

18 Cornmarket, Pontefract, West Yorkshire, WF8 1BJ  
 pontefract@parkrow.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
41-48 F		41-48 F	
31-40 G		31-40 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	83		
	67		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC