

# Park Row



## Barford Gardens, Ackworth, Pontefract, WF7 7FL

Offers Over £170,000



**\*\* MODERN HOME \*\* OFF STREET PARKING \*\* IDEAL FOR FIRST TIME BUYERS \*\*** Situated in Ackworth, this property briefly comprises: bedroom and Shower Room to the Ground Floor. To the First Floor is the Open Plan Living Area and to the Second Floor is Master Bedroom with En-Suite. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. . CALL 7 DAYS A WEEK TO ARRANGE A VIEWING. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.**



## GROUND FLOOR ACCOMMODATION

### Hallway

Wood effect laminate flooring, central heating radiator, storage cupboard housing the boiler and doors to:

### Bedroom Two

9'2" x 15'3" (2.80m x 4.67m)



Wood effect laminate flooring, central heating radiator and white uPVC double glazed windows to the front and side elevations.

### Shower Room

7'6" x 5'9" (2.31m x 1.76m)



Three piece suite comprising: close coupled W.C, pedestal wash hand basin with chrome mixer tap and tiled corner shower cubicle with electric shower and glass sliding doors. Tiled flooring, chrome towel radiator and storage cupboard.

## FIRST FLOOR ACCOMMODATION

### Open Plan Living

15'4" x 15'4" (4.68m x 4.68m)



Having a range of wall and base units in a contemporary wood effect finish, square edge laminated worktops and single bowl stainless steel sink and drainer with chrome mixer tap. Integrated appliances include: electric oven, four ring electric hob, extractor fan, fridge, freezer and dishwasher. Laminate wood effect flooring, white uPVC double glazed windows to front and side elevation and television points.



## SECOND FLOOR ACCOMMODATION

## Bedroom One

15'4" x 15'4" (4.68m x 4.68m)



UPVC double glazed windows to front and side elevation, central heating radiator and built-in sliding door wardrobes. Stairs to Second Floor accommodation, loft access and door to En-Suite.

## En-Suite

5'5" x 6'6" (1.66m x 2.00m)



Three piece suite comprising: close coupled w.c pedestal wash hand basin with chrome mixer tap and panelled bathtub with overhead power shower and glass shower screen. Tiled flooring, part tiled wall, chrome towel radiator and shaver points.

## EXTERIOR- Front



To the front of the property is a paved pathway to the front door and off road parking for two cars by the side of the property.

## TENURE, LOCAL AUTHORITY & TAX BANDING

Tenure: Freehold

Local Authority: Wakefield

Tax Banding: A

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 & 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.

## 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

CASTLEFORD - 01977 558480

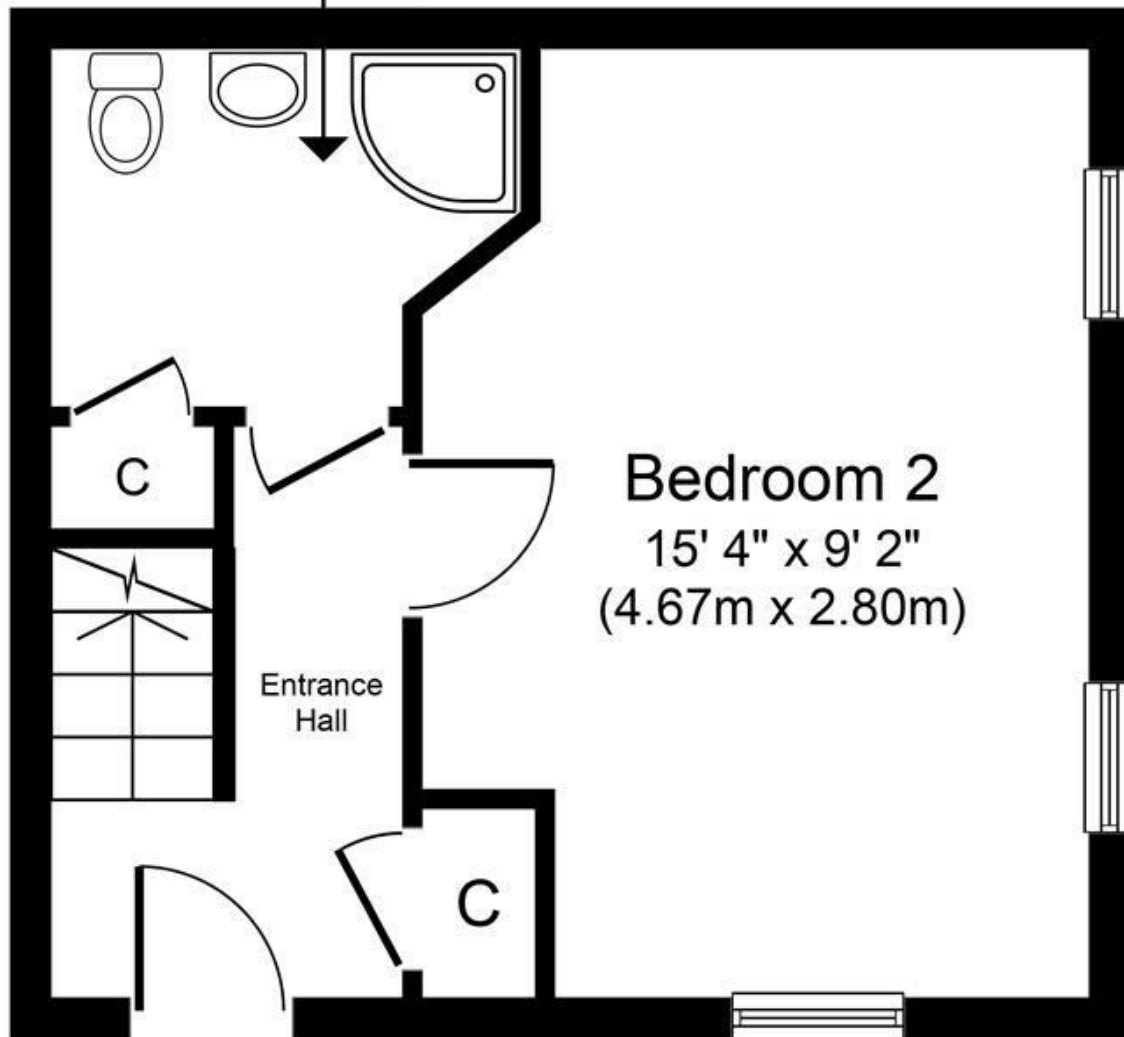
### **VIEWING'S**

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.



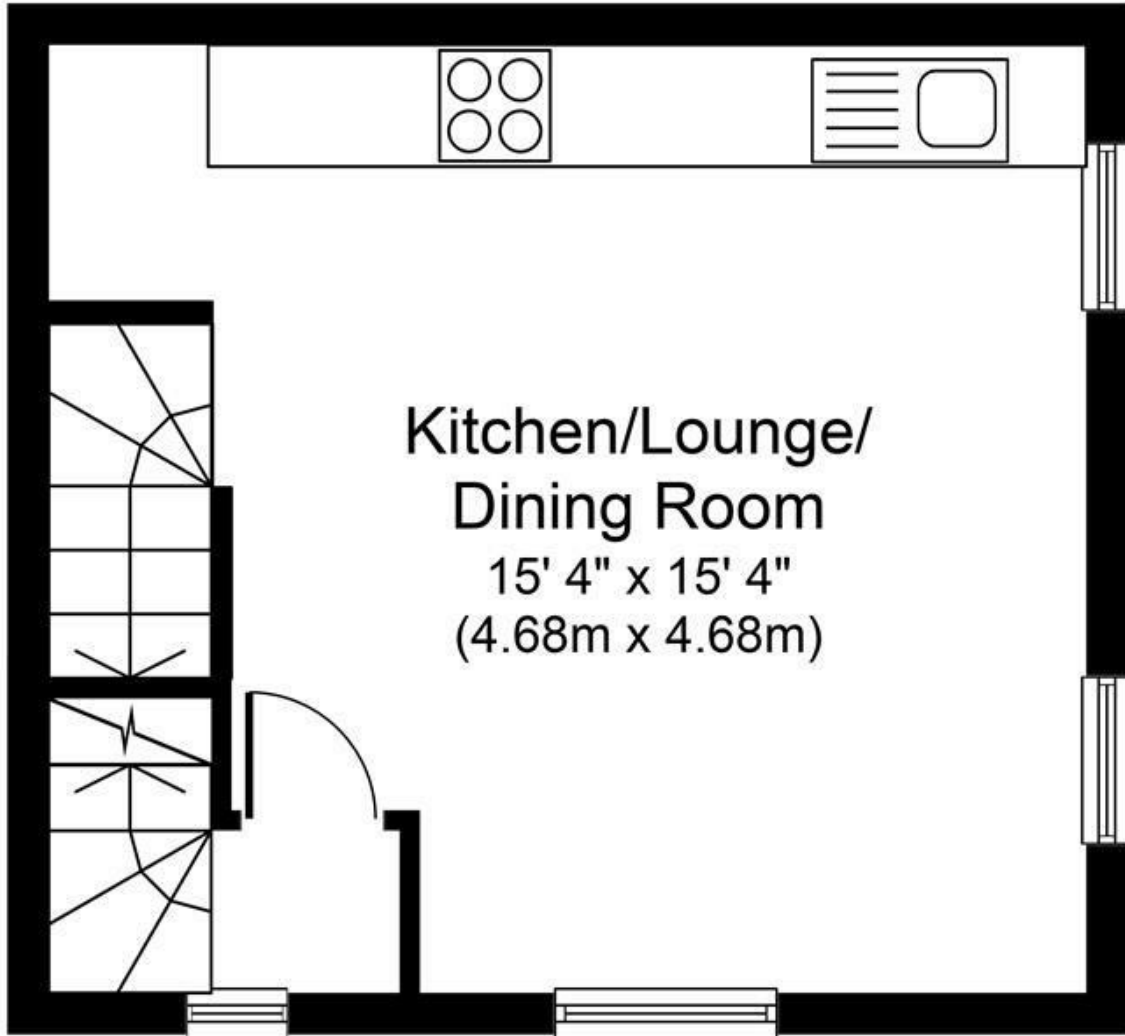
**Shower Room**  
7' 7" x 5' 9"  
(2.31m x 1.76m)



**Ground Floor**  
**Approximate Floor Area**  
**257 sq. ft.**  
**(23.9 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.

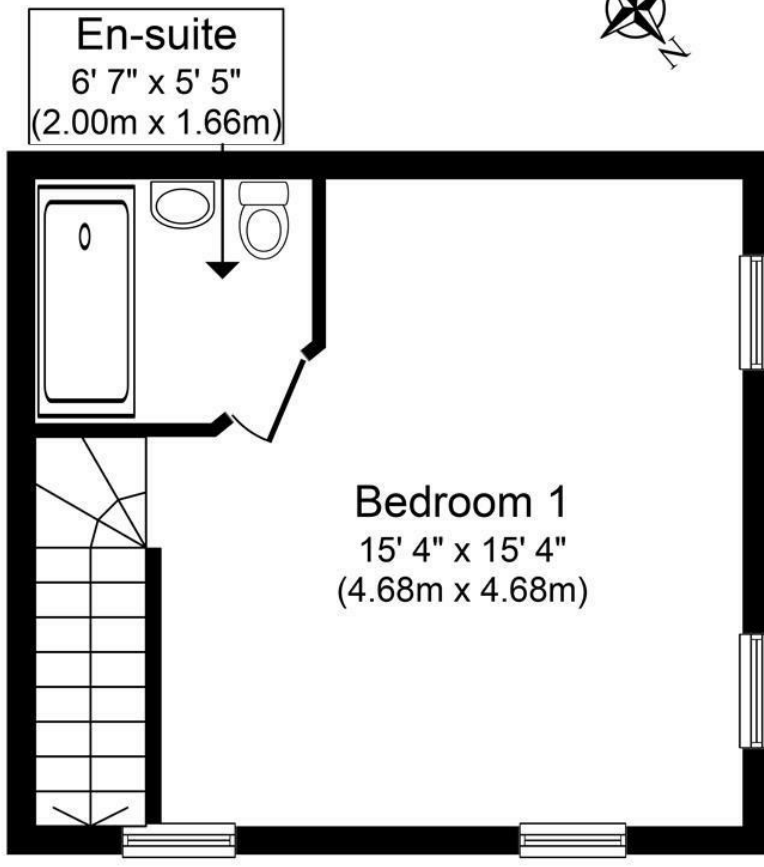
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**First Floor**  
**Approximate Floor Area**  
**257 sq. ft.**  
**(23.9 sq. m.)**

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**Second Floor**  
Approximate Floor Area  
257 sq. ft.  
(23.9 sq. m.)

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