

Park Row



Castle Grove, Pontefract, WF8 1GW

Offers Over £90,000



****CLOSE TO THE TOWN CENTRE**EXCELLENT TRANSPORT LINKS**** This apartment briefly comprises: entrance hallway, two bedrooms, bathroom, living room and breakfast kitchen, **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE POSITION OF 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'.**



FIRST FLOOR ACCOMMODATION

Entrance

Door leading into:

Entrance Hall

Laminate wood flooring, intercom for front door, electric wall heater and built-in storage cupboard. Doors leading off.

Living Room

15'8" x 12'0" (4.80m x 3.68m)



Having laminate wood flooring, wall mounted decorative electric fire with glass front and decorative pebbles. UPVC double glazed windows to the rear and side elevations. Television point and aperture leads through to:

Breakfast Kitchen

12'0" x 7'10" (3.68m x 2.39m)



Having base and wall units in a beech effect finish with chrome handles and roll top laminated worktops. Single drainer sink with chrome mixer tap over. Four ring inset electric brushed steel hob with electric extractor over with

built-in downlighters and fan assisted electric oven. Plumbing for automatic washing machine and laminate wood flooring.

Bedroom One

12'4" x 8'5" (3.77m x 2.57m)



Laminate wood flooring, electric wall heater and uPVC double glazed window to the rear elevation.

Bedroom Two

12'4" x 7'2" (3.77m x 2.19m)



Laminate wood flooring, uPVC double glazed window to the rear elevation and electric wall heater.

Family Bathroom

7'9" x 7'2" (2.38m x 2.20m)



Having a modern white suite comprising: panel bath with chrome taps over and mains shower above with chrome fittings. pedestal wash hand basin with chrome taps and low flush w.c. Tiled to ceiling height to two walls. Built-in storage cupboard, electric wall heater and ceiling mounted electric extractor fan and pull cord heater.

EXTERIOR

OUTSIDE



Allocated parking space with electric security gates.

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

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: LEASEHOLD

Local Authority: WAKEFIELD COUNCIL

Tax Banding: B

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: No Gas

Sewerage: Mains

Water: Mains


Broadband: Superfast

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.

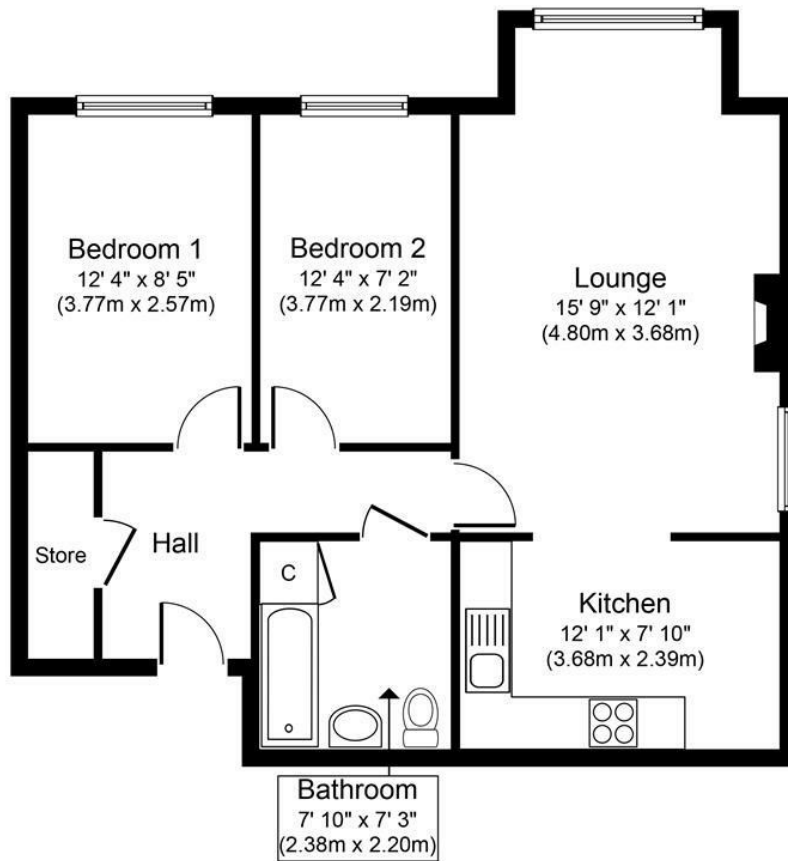
VIEWINGS.

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.





Approximate Floor Area
678 sq. ft.
(63.0 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. 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A	80 → 85	92-100 A	
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-20 G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC