

Park Row



Chequerfield Road, Pontefract, WF8 2BQ

Offers Over £175,000



****LOUNGE DINING ROOM**GOOD SIZED BATHROOM WITH SEPARATE SHOWER**** This semi detached house briefly comprises: entrance hallway, kitchen and living dining room. To the first floor are three bedrooms and bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE 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

Entrance

Traditional timber entrance door leading into:

Hall

9'1" x 8'11" (2.77m x 2.74m)



Staircase giving access to the First Floor Accommodation with timber spindles and balustrade, uPVC double glazed window to the front elevation and frosted panel glazed door gives access to:

Kitchen

12'1" x 9'0" (3.69m x 2.76m)



Having base and wall units in a beech effect finish with roll top laminated work tops with matching splashbacks. Single drainer stainless steel sink with chrome mixer tap over. Plumbing for washing machine. Four ring brushed steel gas hob with electric extractor over with built-in downlighter and fan assisted electric double oven. Display shelving, uPVC double glazed window to the front elevation and timber door with frosted panels to the top and bottom sections giving access to the side elevation. Walk-in storage cupboard with window to the front elevation. Doorway leads through to:



Living Room

18'6" x 12'10" (5.64m x 3.93m)



Feature gas fire with decorative coals in a brass and matt

black finish with polished 'Yorkshire' stone surround and matching raised hearth. Dado rail, two uPVC double glazed windows overlooking the rear garden, coving and display shelving to the left of the chimney breast.



FIRST FLOOR ACCOMMODATION

Landing

UPVC double glazed window to the front elevation and doors leading off.

Bedroom One 12'11" x 12'0" (3.95m x 3.66m)



Having fitted bedroom furniture comprising: two triple wardrobes, two low level cupboard space and short dressing table. Bedside cabinets, 12 drawer units with display shelving and display shelving above and two further single wardrobes all in a cream wood grain effect finish. UPVC double glazed window overlooking the rear garden. Television point.



Bedroom Two

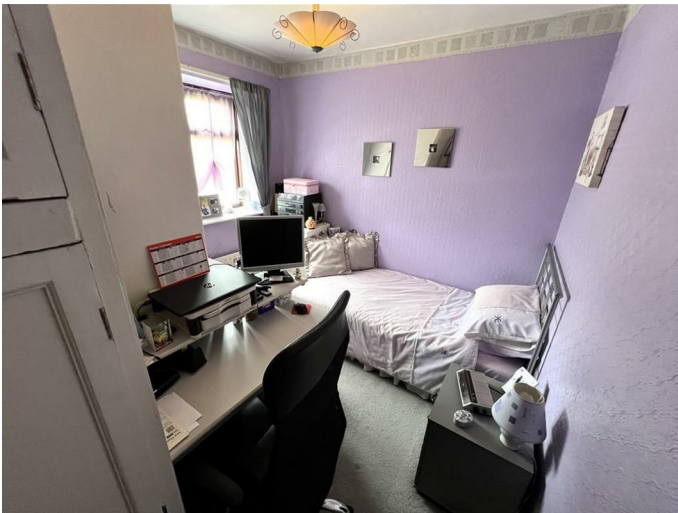
12'9" x 10'0" (3.90m x 3.05m)



Two built-in double wardrobes with louvre doors and uPVC double glazed window overlooking the rear garden.

Bedroom Three

12'0" max x 9'0"ax (3.66 max x 2.76max)



Built-in storage units in a white painted finish with chrome handles, uPVC double glazed window to the front elevation.

Family Bathroom

10'11" x 5'7" (3.34m x 1.72m)



Having a white suite comprising: panel bath, walk-in shower cubicle with wet walling to ceiling height and mains shower with chrome fittings. Vanity wash hand basin with traditional style chrome taps over set into a roll top laminated work top with storage beneath in a white wood grain effect finish with chrome handles. Low flush w.c with concealed cistern. Tiled to ceiling height to all walls, uPVC double glazed frosted windows to the front elevation and two to the side elevation. Heated towel rail and wall mounted extractor fan.



EXTERIOR

Front



Dwarf brick wall and pebbled area creating off street parking for two vehicles. Enclosed to the left hand side with perimeter fence and right hand side with perimeter wall with decorative wrought iron work above. Timber pedestrian gateway gives access to the side.

Side

Access to the outhouse and access to the rear.

Outhouse

9'4" x 6'4" (2.86m x 1.94m)

Having two timber entrance doors and uPVC double glazed frosted window to the rear.

Rear



Fully enclosed with perimeter fence with lawned area, decorative pebbled area and herbaceous borders and raised decking area.



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: 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 AND MOBILE COVERAGE

Electricity: MAINS

Gas: MAINS

Sewerage: MAINS

Water: MAINS

Broadband: Ultrafast

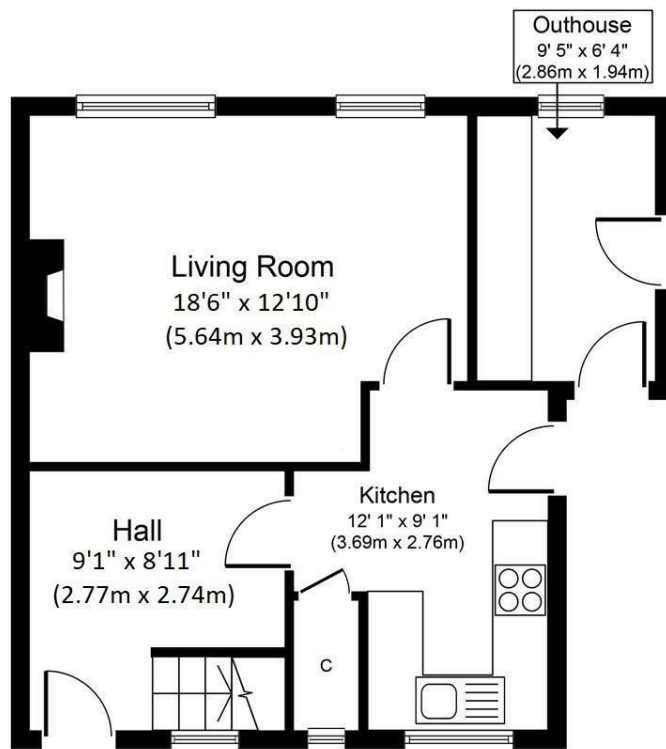
Mobile: 4G

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.

VIEWINGS.

Strictly by appointment with the sole agents.

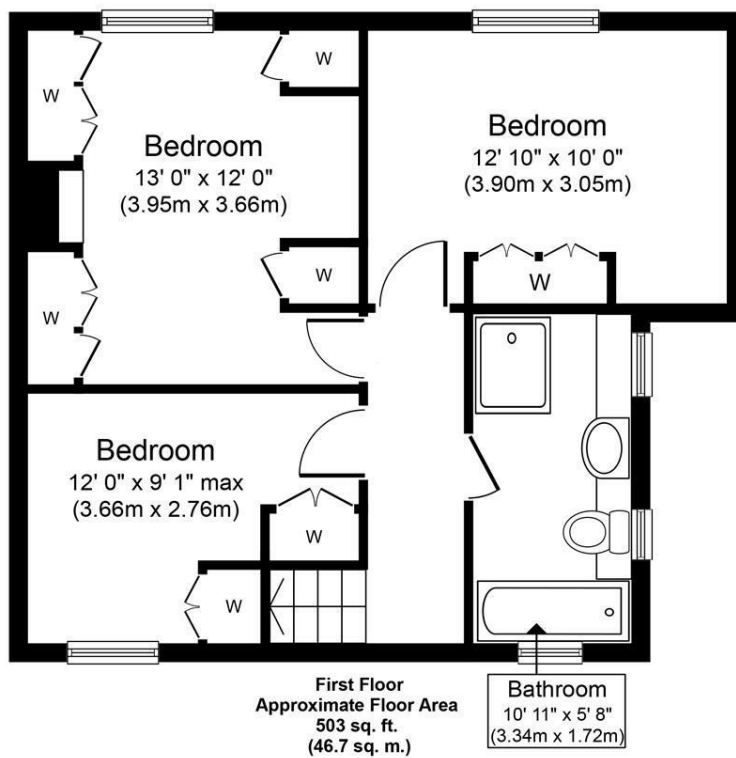
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
439 sq. ft.
(40.8 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.

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