

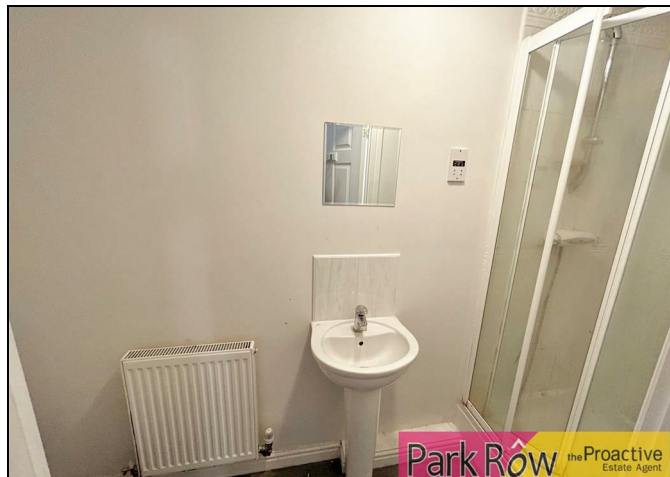
... Your proactive estate agent



**North Baileygate, Pontefract, WF8 2JG**  
**Offers Over £180,000**



**\*\*PERFECT FAMILY HOME\*\*EN-SUITE TO MASTER\*\*PRIVATE GARDEN\*\*CLOSE TO LOCAL AMENITIES\*\*** Situated in Pontefract, this property briefly comprises: entrance hallway, dining room, shower room, bedroom and utility. To the first floor is the kitchen and lounge. To the second floor are three bedrooms, En-Suite and bathroom. 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

### ENTRANCE HALLWAY

Entry inside property via wooden entrance door. Vinyl flooring, gas central heating radiator, stairs to first floor accommodation and doors to:



### DINING ROOM

**5.26 x 2.63 (17'3" x 8'7")**

White uPVC double glazed window to front elevation, gas central heating radiator, telephone and television points.

### SHOWER ROOM

**3.07 x 0.87 (10'0" x 2'10")**

Three piece suite comprising: corner shower cubicle with power shower, pedestal wash hand basin with chrome mixer tap and low level W.C. Gas central heating radiator, extractor fan and vinyl flooring.



### BEDROOM FOUR

**3.32 x 2.67 (10'10" x 8'9")**

Gas central heating radiator, television points and white uPVC double glazed French doors to rear.



### UTILITY

**2.10 x 1.93 (6'10" x 6'3")**

Having base units in wood effect with roll top laminated worktops. Stainless steel sink and drainer with chrome mixer tap and tiled splashback. Space and plumbing for washing machine and tumble dryer. Vinyl flooring, gas central heating radiator and composite door to rear garden.



## FIRST FLOOR ACCOMMODATION

## LANDING

White uPVC double glazed window to front elevation, gas central heating radiator, stairs to second floor accommodation and doors to:



## KITCHEN

**4.44 x 2.63 (14'6" x 8'7")**

Having a range of wall and base units in wood effect, roll top laminated worktops, one and a half bowl stainless steel sink and drainer with chrome mixer tap and tiled splashback. Integrated appliances include: electric oven, four ring gas hob and chimney style extractor fan. White uPVC double glazed window to front elevation, vinyl flooring, space and plumbing for dishwasher and freestanding fridge freezer.



## LOUNGE

**4.69 x 4.14 (15'4" x 13'6")**

White uPVC double glazed window to rear elevation, gas central heating radiator, white uPVC double glazed French doors to Juliet style balcony, telephone and television points.

## SECOND FLOOR ACCOMMODATION

### BATHROOM

**1.92 x 1.67 (6'3" x 5'5")**

Three piece suite comprising: white panel bathtub with chrome mixer tap, pedestal wash hand basin with chrome mixer tap and low level W.C. Half tiled walls and integrated extractor fan.

### BEDROOM ONE

**4.04 x 3.70 (13'3" x 12'1")**

White uPVC double glazed window to front elevation, gas central heating radiator and door to EN-Suite.



## EN-SUITE

**2.08 x 1.64 (6'9" x 5'4")**

Three piece suite comprising: vanity wash hand basin with chrome mixer tap, corner shower cubicle with power shower and low level W.C. White uPVC double glazed frosted window to front elevation and integrated extractor fan.



## BEDROOM TWO

**3.61 x 3.22 (11'10" x 10'6")**

White uPVC double glazed window to rear elevation, gas central heating radiator and television point.

## BEDROOM THREE

**2.29 x 2.00 (7'6" x 6'6")**

White uPVC double glazed window to rear elevation, gas central heating radiator and door to storage cupboard housing the boiler.



## EXTERIOR

### FRONT

Paved pathway to porch with storage, courtyard style garden with slate chippings and entry inside property via wooden entrance door.



### REAR

To the rear is a paved patio area, part laid with artificial grass having space for garden furniture.



### 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

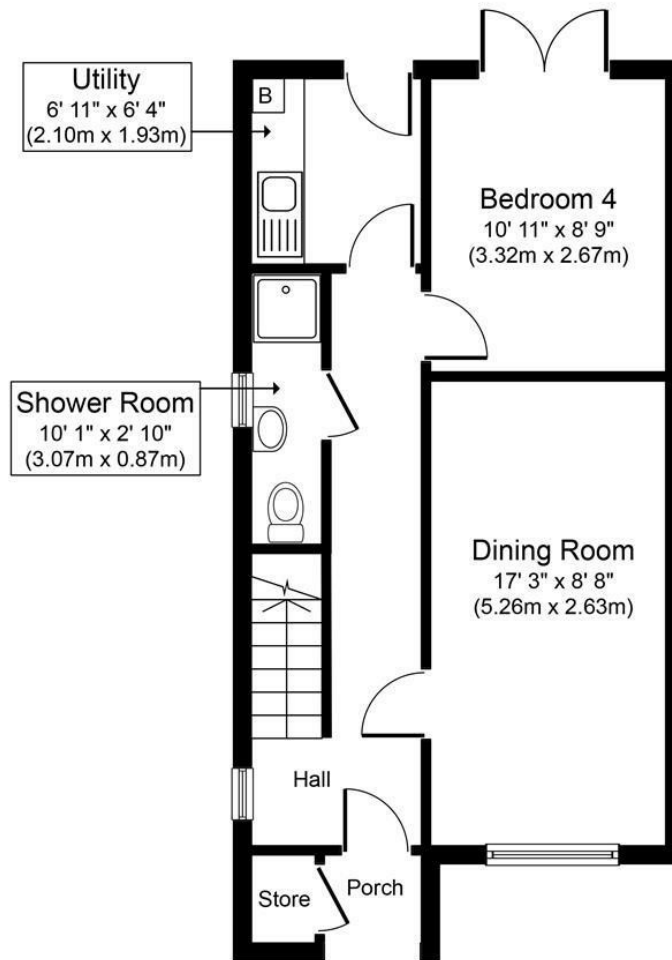
### **TENURE AND COUNCIL TAX BANDING**

Please note: The Tenure and Council 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.

### **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.



**Ground Floor**  
**Approximate Floor Area**  
**462 sq. ft.**  
**(42.9 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. 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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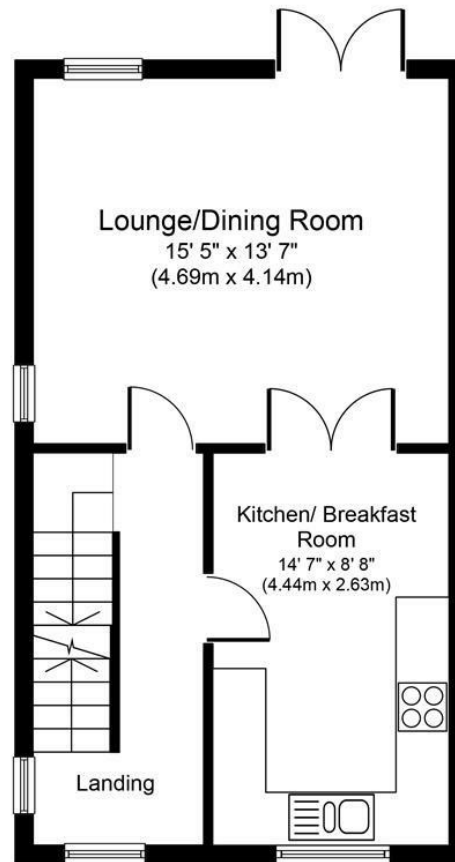
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[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)





**First Floor**  
**Approximate Floor Area**  
**438 sq. ft.**  
**(40.7 sq. m.)**

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