

Park Row



Willowdene Lane, Pontefract, WF8 1RR

Offers Over £270,000



****SOLAR PANELS**SOUTH FACING REAR GARDEN**OFF STREET PARKING**** Situated in Pontefract this property briefly comprises: kitchen diner, ground floor wc, living room, office/dining room. To the first floor are three bedrooms and bathroom. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. 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

Composite door with double glazed frosted panel to the top half leading into:

Dining Kitchen

20'7" max x 13'9" max (6.28 max x 4.21 max)



Having base, wall and tall units in a shaker style medium grey finish with decorative brushed steel handles and 'Quartz' worktops and integrated breakfast bar all with 'Quartz' splashbacks. Four ring gas hob on a glass base with 'Quartz' splashback and electric extractor over in a brushed steel and glass finish with built-in downlighters. Plumbing for automatic washing machine, space for dryer, integrated wine cooler, fridge freezer and dishwasher. One and a half sink with chrome mixer tap over with instant boiling water. High grade laminated flooring, staircase giving access to the First Floor Accommodation. Two uPVC double glazed windows to the front elevation and to the side elevation. 'Velux' double glazed window to the front elevation, built-in downlighters. Modern tall radiator, handy understairs storage cupboard and doors leading off.



Ground Floor W.C

7'11" x 3'2" (2.43m x 0.98m)



With white suite comprising: close coupled w.c and wall mounted wash hand basin with grey matt finish storage drawer beneath and decorative brushed steel handle. Central heating radiator in concealed cupboard in matching grey. Laminate wood flooring, tiling to the half way point and uPVC double glazed frosted window to the side elevation. Ceiling downlighters and oil filled electric heater.

Living Room

16'11" x 11'8" (5.16m x 3.58m)



UPVC double glazed window to the side elevation, wall mounted decorative log effect electric fire, television point and aperture leading through to office/dining space.



Office/Dining Area

10'11" x 5'1" (3.35m x 1.56m)

UPVC double glazed sliding patio doors giving access to the rear garden. Laminate wood flooring.

FIRST FLOOR ACCOMMODATION

Landing

UPVC double glazed window to the side elevation, access to the loft, ceiling downlighters and doors leading off.

Bedroom One

13'0" x 8'3" (3.97m x 2.52m)



UPVC double glazed window to the front elevation.



Bedroom Two

11'11" x 8'7" (3.65m x 2.63m)



UPVC double glazed window overlooking rear garden.

Bedroom Three

8'9" x 8'2" (2.69m x 2.49m)



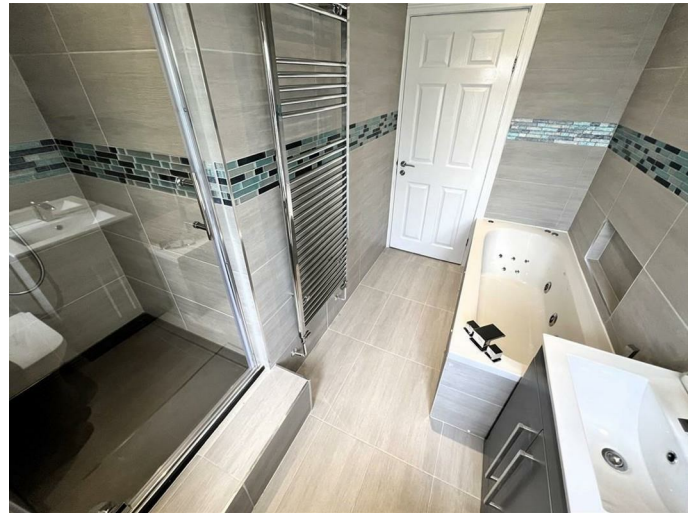
UPVC double glazed window to the rear elevation.

Family Bathroom

9'1" x 4'10" (2.79m x 1.49m)



Having a white suite comprising: spa bath with corner mounted chrome mixer taps and pull out shower attachment. Vanity wash hand basin with chrome mixer tap over and grey matt storage cupboard beneath with decorative brushed steel handles. Low flush w.c with concealed cistern, recess over the bath, walk-in shower with glass shower door with waterfall shower head and hand held attachment and chrome fittings. Tiled to ceiling height to all walls, chrome heated towel rail and brushed steel ceiling downlighters. Ceramic floor tiles.



EXTERIOR

Front



Fencing to the front and concrete driveway providing off street parking for multiple vehicles, and solar lamps to the side. Small area with shrubs, flagged pathway runs around the perimeter and PIR operated up and down lighting. Two CCTV cameras. Driveway leads to a detached garage with roller shutter door. Wrought iron pedestrian access gate gives access to the rear.

Garage Area One

17'6" x 8'8" (5.34m x 2.65)

With roller door access with full electric and lights.

Garage Area Two

8'8" x 7'7" (2.65m x 2.32m)

Separate room at the back that could be used for storage or could be converted, with three double glazed windows to the side elevation and pedestrian access door.

Rear



Enclosed south facing garden with perimeter wall, mainly laid to lawn with herbaceous borders. Outside up and down lighting in a brushed steel finish. 8 Solar panels to the rear.



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 Council

Tax Banding: C

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: Superfast

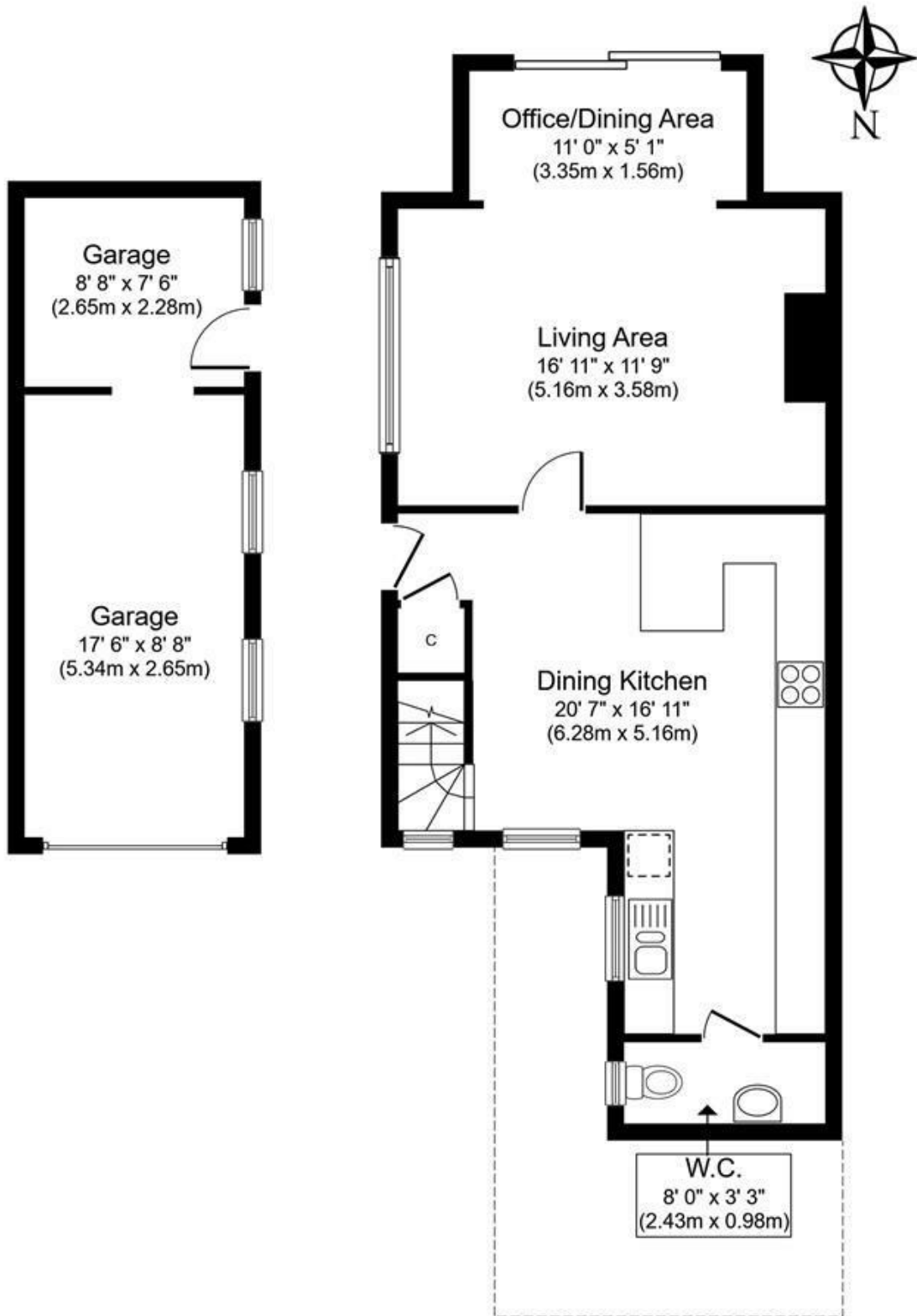
Mobile: 4G

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.

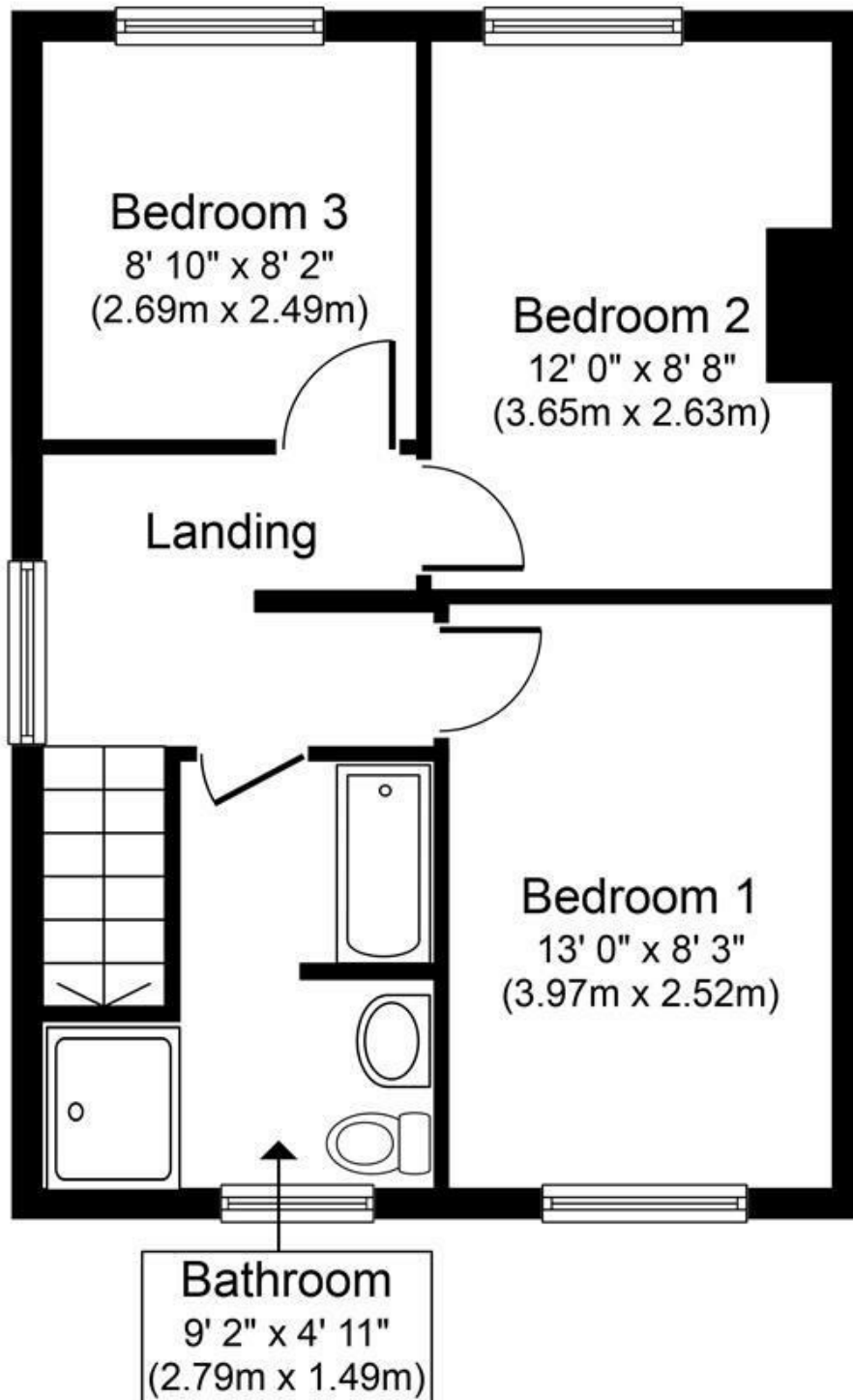
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
790 sq. ft.
(73.4 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
416 sq. ft.
(38.7 sq. m.)

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