

Park Row



Rock Terrace, Glasshoughton, Castleford, WF10 4RB

Offers Over £100,000



**** NO UPWARD CHAIN ** MODERN DINING KITCHEN **** This terrace house briefly comprises: living room, inner hallway and dining kitchen. To the first floor are two bedrooms and shower room. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE 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'**



GROUND FLOOR ACCOMMODATION

Entrance

Composite entrance door with two double glazed frosted panels with matching skylight above leading into:

Living Room

13'3" x 12'3" (4.06m x 3.74m)



UPVC double glazed window to the front elevation, power for two wall lights and central heating radiator. Door leading to:

Inner Hallway

Staircase giving access to the First Floor accommodation and further door leading to:

Dining Kitchen

12'3" x 9'11" (3.74m x 3.03m)



Having base and wall units in a cream painted finish with block effect roll top laminated work tops. Single drainer stainless steel sink with chrome mixer taps over. Space and gas supply for freestanding cooker and electric extractor with built-in downlighters. UPVC double glazed window to the rear

elevation and uPVC door with double glazed frosted panel to the top half giving access to rear. Tiling between units, ceramic floor tiling and central heating radiator. Bi-folding door giving access to cellar.

Cellar

13'2" x 12'4" (4.03m x 3.76m)

FIRST FLOOR ACCOMMODATION

Landing

Doors leading off.

Bedroom One

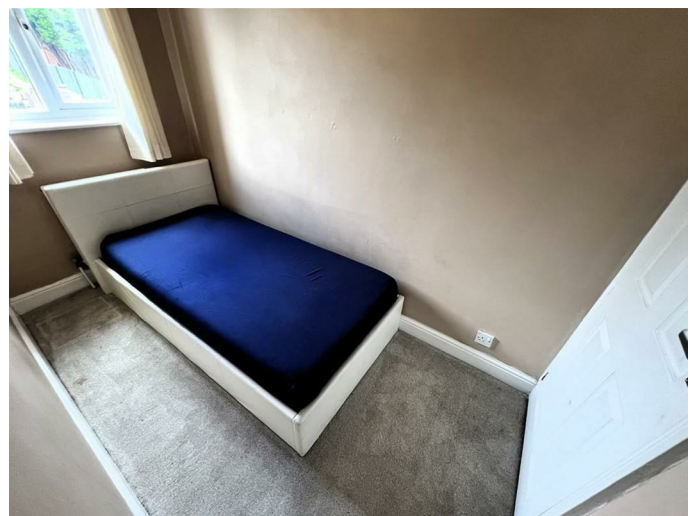
13'2" x 12'4" (4.02m x 3.76m)



UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Two

9'11" x 4'11" (3.03m x 1.52m)



UPVC double glazed window to the rear elevation and built-in storage cupboard which gives access to loft. Central heating radiator.

Family Bathroom

7'2" x 6'9" (2.19m x 2.07m)



With modern white fitted suite comprising: open shower with glass screen housing a mains shower with chrome fittings with fixed and floating shower head. Circular sink with chrome mixer tap over and white high gloss storage cupboard beneath. Low flush w.c with concealed cistern.

EXTERIOR

Front



Rear



Fully enclosed courtyard, partially decked and partial block paving with outside tap, outside power point and floodlight. Timber pedestrian access gate leads out to detached garage with up and over door, power and light connected. To the rear of the garage is a terraced garden.





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

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.

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

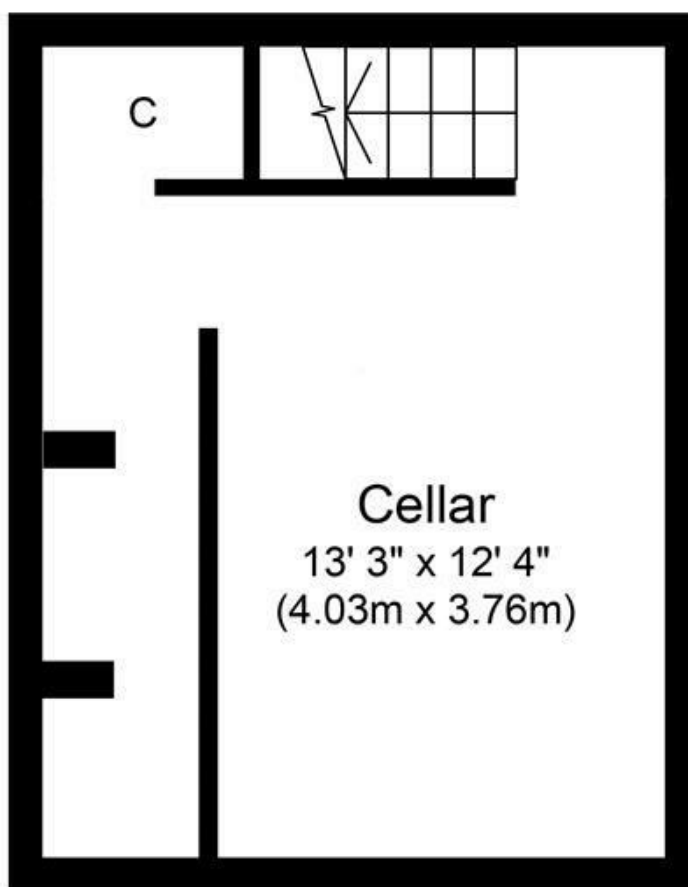
Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5g

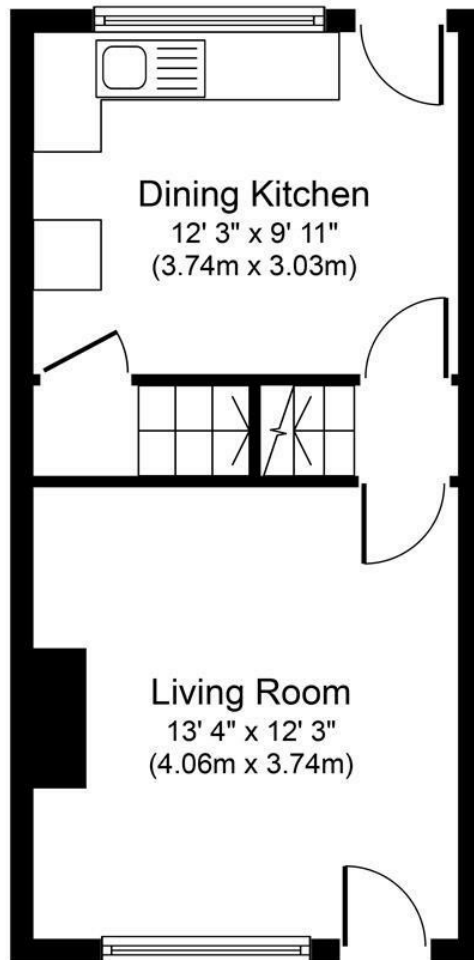
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



Cellar
Approximate Floor Area
198 sq. ft.
(18.4 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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Ground Floor
Approximate Floor Area
325 sq. ft.
(30.2 sq. m.)

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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		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
41-48 F		41-48 F	
31-40 G		31-40 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	84		
	63		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC