

... Your proactive estate agent



Station Road, Womersley, DN6 9BL
Offers Over £220,000



****OPEN VIEWS TO THE REAR**AMPLE OFF STREET PARKING**** This semi detached house is situated in Womersley and briefly comprises: entrance hallway, living room, breakfast kitchen and family bathroom. To the first floor are three bedrooms and shower room VIEWING IS HIGHLY 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'.



GROUND FLOOR ACCOMMODATION

Entrance

UPVC entrance door with decorative leaded double glazed panels leading into:

Entrance Hallway

2.17 max x 1.83max (7'1" max x 6'0"ax)

Having tiled flooring, timber staircase giving access to the First Floor Accommodation and doors leading off.

Living Room

5.0m x 3.58m (16'4" x 11'8")

Feature fire place with decorative pine surround housing ornate dog grate. Engineered timber flooring and uPVC double glazed 'Georgian' style window to the front and rear elevations. Aperture leads through to:

Kitchen

3.39 max x 2.92 max (11'1" max x 9'6" max)

With base and wall units in a light beech effect finish with decorative handles and roll top laminated work tops. Four ring inset 'Baumatic' electric hob and fan assisted electric oven and brushed steel splashback with matching electric extractor over with built-in downlighters. Tiled splashbacks, quarry tiled flooring and uPVC double glazed window to the rear elevation with views over open fields. Doorway leads back to entrance hallway.

Family Bathroom

2.0 max x 1.95 max (6'6" max x 6'4" max)

Having a white suite comprising: bath with gold effect taps over, wall mounted wash hand basin with gold effect taps over and low flush w.c. Ceramic floor tiling, partially timber clad and tiled to ceiling height. UPVC double glazed frosted windows to the front and side elevations.

FIRST FLOOR ACCOMMODATION

Landing

UPVC double glazed 'Georgian' style window overlooking the rear garden and fields beyond. Full height built-in storage cupboards and doors leading off.

Bedroom One

3.46m x 2.95m (11'4" x 9'8")

UPVC double glazed 'Georgian' style windows to the front and side elevations.

Bedroom Two

3.61m x 2.41m (11'10" x 7'10")

UPVC double glazed 'Georgian' style window to the front elevation.

Bedroom Three

2.70m x 2.51m (8'10" x 8'2")

UPVC double glazed 'Georgian' style window overlooking the rear garden.

Shower Room

1.67m x 1.45m (5'5" x 4'9")

Having a white suite comprising: corner shower cubicle with mains shower and chrome fittings with curved glass shower screens. Pedestal wash hand basin with traditional style chrome taps over and close coupled w.c. Ceramic floor tiling, tiled to ceiling height on all walls, electric shaver point and light combination. Extractor fan and ceiling downlighters. UPVC double glazed frosted 'Georgian' style window to the front.

EXTERIOR

Front

Access is gained via a wrought iron pedestrian access gate

and wrought iron twin vehicular access gate. Enclosed with dwarf brick wall with decorative stone work above. Concrete driveway giving off street parking for multiple vehicles. Lawn to the right hand side and enclosed to the right with perimeter fence. Decorative crazy paved and shrubbery area to the left hand side enclosed with perimeter hedging. Driveway gives access to detached brick built garage with electrically operated roller shutter doors, power and light connected. Timber bin store to the right and timber pedestrian gateway into:

Rear

Pedestrian access door leading to the garage, outside tap, lower level seating area with flagged area and decorative pebbled area. Fully enclosed with perimeter fence and steps leading up to a higher level lawned area with herbaceously planted borders and sunken stone fish pond. Outside floodlights and outside former coal house currently used as a utility room with plumbing for washing machine and housing the oil central heating boiler.

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: North Yorkshire 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

OIL

Sewerage: Mains

Water: Mains

Broadband: Superfast

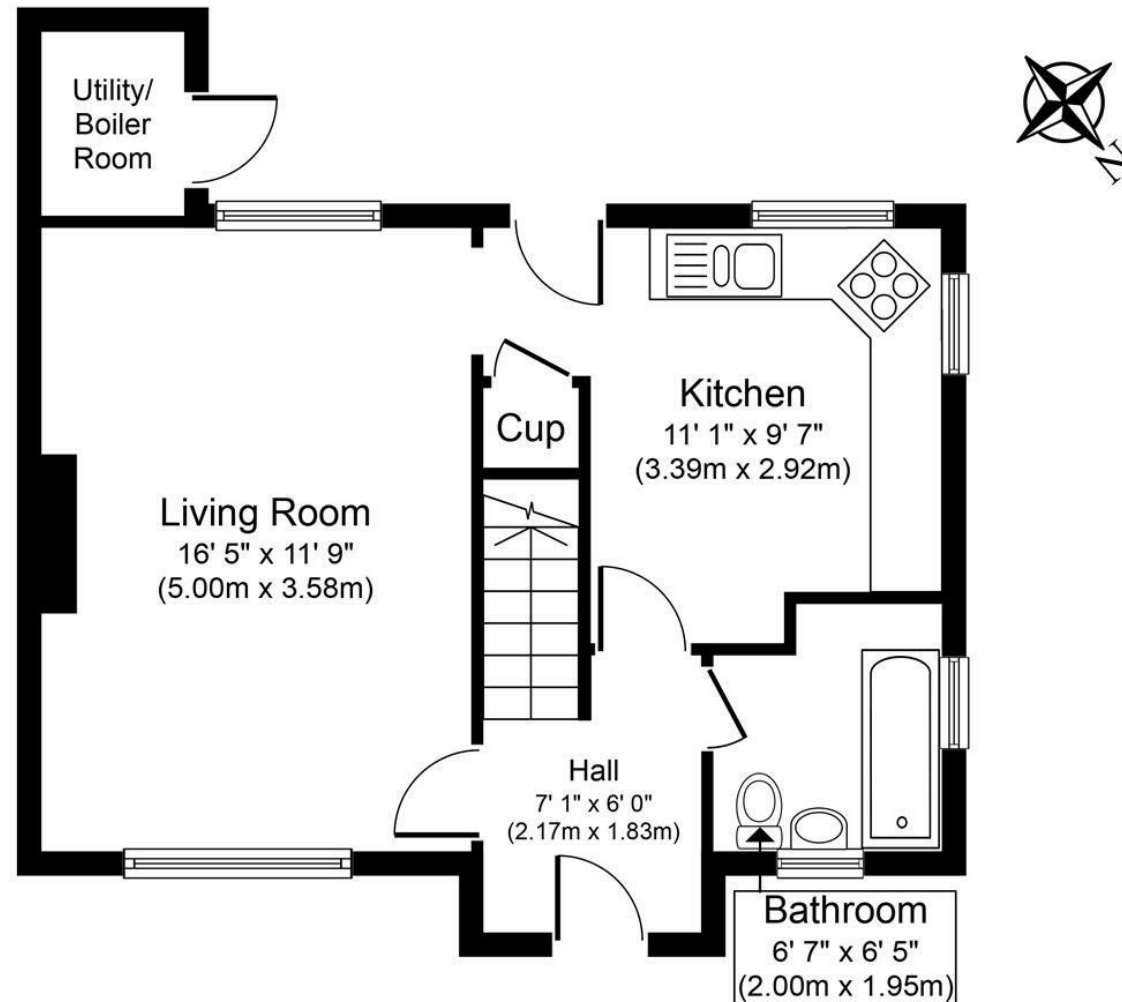
Mobile: 4G

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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
461 sq. ft.
(42.8 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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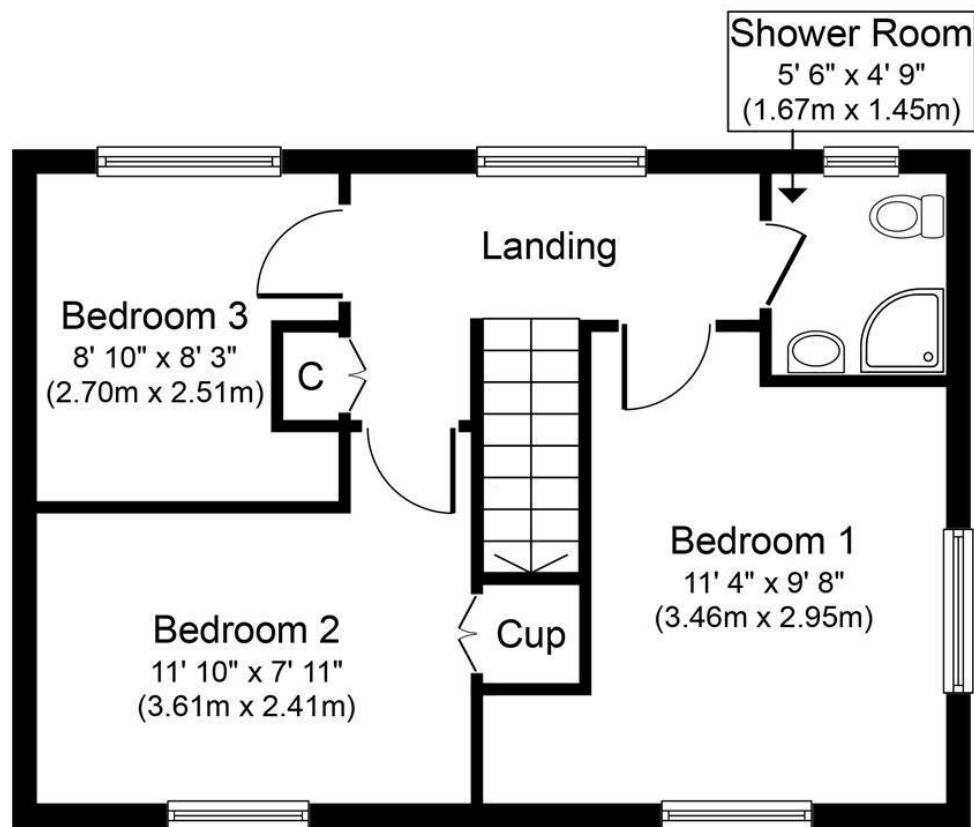
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First Floor
Approximate Floor Area
426 sq. ft.
(39.6 sq. m.)

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