

Park Row



Smawthorne Lane, Castleford, WF10 4EP

Offers Over £270,000



****TRADITIONAL SEMI DETACHED**LIVING AND DINING ROOMS**SOLID OAK BREAKFAST KITCHEN****

Situated in Castleford this property briefly comprises: living room, inner hallway, dining room and kitchen. To the first floor are three bedrooms and bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE OF 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

UPVC entrance door with double glazed frosted panel with decorative leadwork and frosted skylight above leading into:

Living Room

17'4" x 14'9" (5.30m x 4.52m)



Cast iron fireplace with traditional style tiled hearth, dado rail, traditional style coving to the ceiling and ornate ceiling rose. UPVC double glazed window to the front elevation. Television and telephone points. Door leading into:

Inner Hallway

Understairs storage cupboard, steel reinforced door with frosted skylight above leading to the side elevation. Quarry tiled flooring and further door leading through to:

Dining Room

17'5" x 13'2" (5.32m x 4.03m)



Traditional mahogany fire surround with decorative barley twist to either side and cast iron open fireplace with picture

tiling to either side and matching raised hearth. Dado rail, traditional style coving, ornate ceiling rose and laminate wood flooring. UPVC double glazed window to the side elevation. Door giving access to the staircase leading to the First Floor Accommodation. Further door leading through to:



Breakfast Kitchen

17'2" x 12'0" (5.24m x 3.66m)



Having base and wall units in a solid 'Pippy' oak finish with traditional style wrought iron handles. Solid block worktops, single 'Belfast' sink with chrome mixer tap over. Gas and electric supply for freestanding range. Integral 'Rangemaster' dishwasher and housing. Plumbing for automatic washing machine, further housing for dryer. Traditional cast iron fireplace with tiling to either side. Quarry tiled flooring, two UPVC double glazed windows to the rear elevation. Integrated wine rack and housing for American style fridge freezer. Steel reinforced door giving access to the rear courtyard.



FIRST FLOOR ACCOMMODATION

Landing

With UPVC double glazed window to the side elevation, access to the loft with the benefit of a drop down timber ladder, power and light and predominantly boarded. Doors leading off.

Bedroom One

15'1" x 11'9" (4.61m x 3.60m)



With traditional style cast iron fireplace with quarry tiled hearth. UPVC double glazed window to the front elevation. Traditional style coving to the ceiling.

Bedroom Two

14'5" x 13'3" (4.40m x 4.06m)



UPVC double glazed window to the rear elevation and built-in storage cupboard. Further access to the loft.



Bedroom Three
11'5" x 5'3" (3.49m x 1.61m)



Traditional style coving to the ceiling and UPVC double glazed window to the side elevation.

Family Bathroom
11'10" x 9'1" (3.63m x 2.78m)



Having a white suite comprising; corner bath with traditional style chrome taps over, circular shower cubicle with mains shower and chrome fittings, low flush w.c and pedestal wash hand basin with traditional style chrome taps over. Full height built-in storage cupboard with louvre door housing central heating boiler. UPVC double glazed frosted window to the rear elevation. Tiled to ceiling height to all walls.

EXTERIOR

Front



Small buffer garden with dwarf brick wall with wrought iron railings atop, pedestrian access gate leading to small flagged area.

Rear



Fully enclosed courtyard with perimeter walls, reclaimed local Castleford bricks to the floor and step leading up to reclaimed 'Yorkshire' stone patio. Outside lanterns and timber gateway gives access to the side elevation. Security floodlight.



GARDEN COTTAGE

Entrance

With UPVC entrance door with double glazed frosted panel to the top half leading into

Room One

Ceramic floor tiling and UPVC double glazed window to the front elevation and staircase gives access to the first floor accommodation. Doors leading off.

Storage cupboard

Walk-in 'L' shaped storage cupboard.

W.C

With a white suite comprising close coupled w.c and wall mounted wash hand basin with chrome taps over.

FIRST FLOOR ACCOMMODATION

Room Two

Velux double glazed window.

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: 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

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast


Mobile: 4G

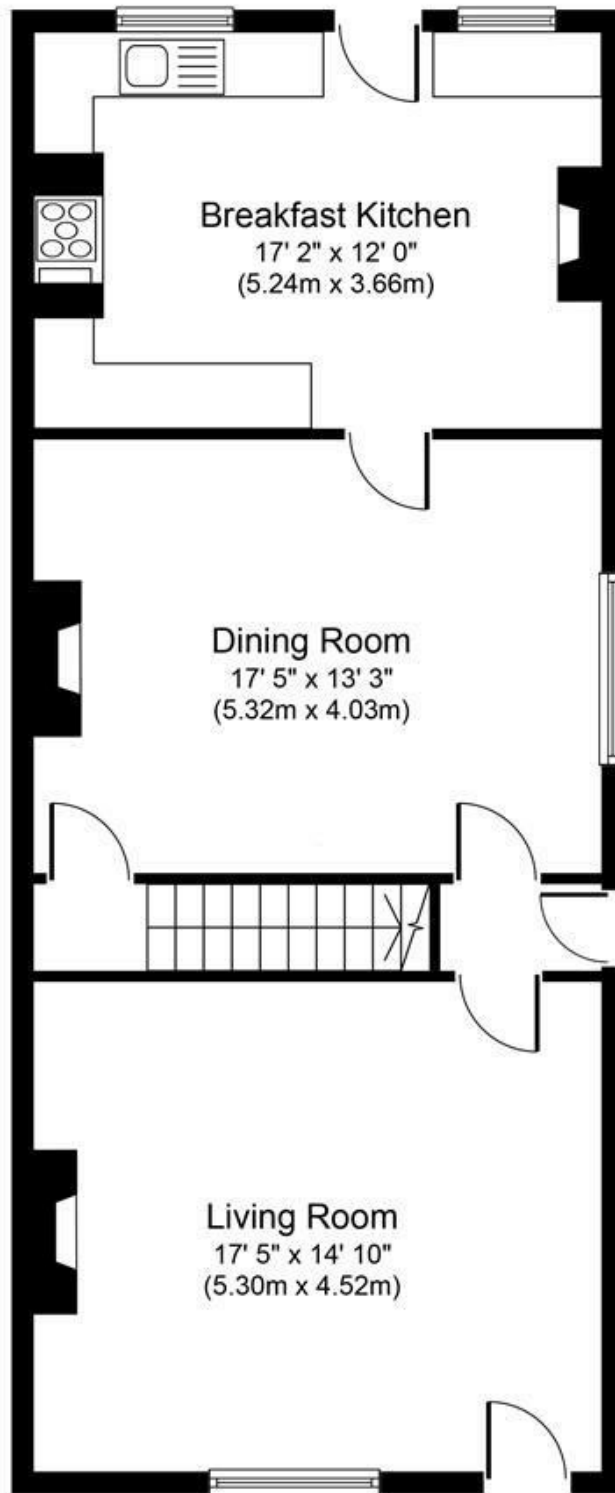
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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.

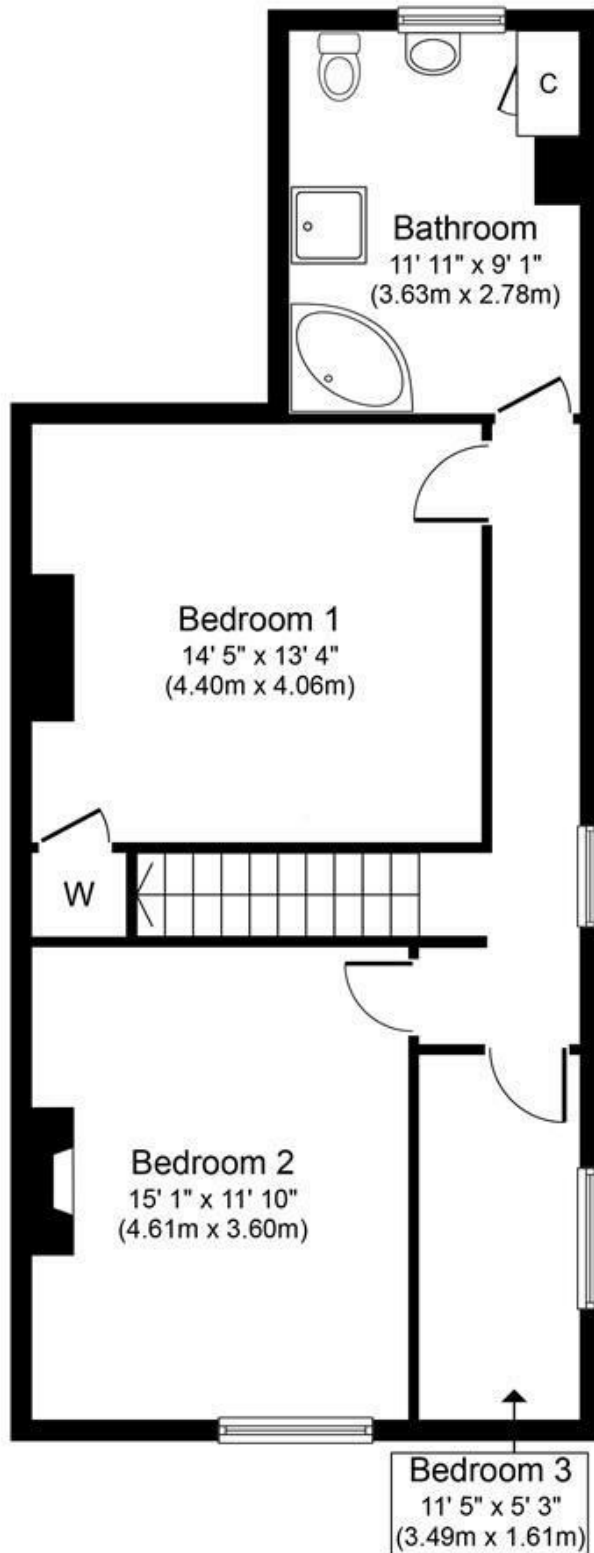




Ground Floor
Approximate Floor Area
749 sq. ft.
(69.6 sq. m.)

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.

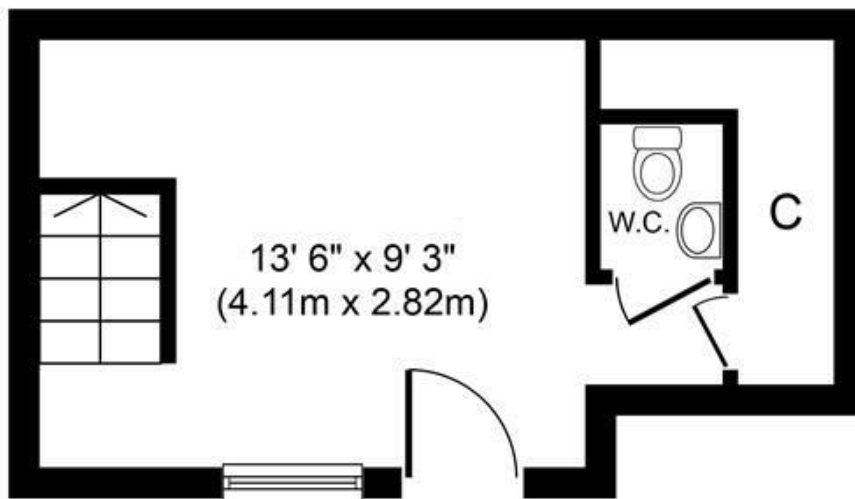
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First Floor
Approximate Floor Area
650 sq. ft.
(60.4 sq. m.)

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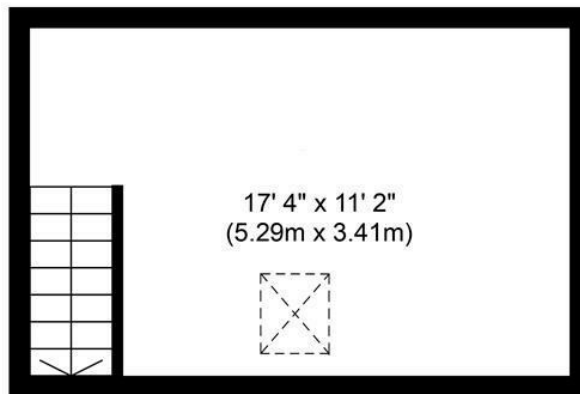
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Garden Cottage Ground Floor
Approximate Floor Area
149 sq. ft.
(13.9 sq. m.)

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Garden Cottage First Floor
Approximate Floor Area
190 sq. ft.
(17.7 sq. m.)

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-100	A			02-10	A		
81-91	B			11-20	B		
69-80	C			21-30	C		
55-68	D			31-40	D		
44-54	E			41-50	E		
32-43	F			51-60	F		
21-31	G			61-70	G		
1-20				71-80			
All energy efficient - higher running costs				All environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	78	England & Wales		EU Directive 2002/91/EC	59