

Park Row



Park Avenue, Castleford, WF10 4JT

Offers Over £325,000



**** SUPERB OUTDOOR SOCIAL AREA ** PARKING FOR MULTIPLE VEHICLES ** CELLAR **** Located in Castleford, this semi-detached home briefly comprises: Hall, Family Room, Open Plan Kitchen Living Area and Utility. To the First Floor: three bedrooms and Family Bathroom. To the Second Floor: Bedroom with En-suite. The property also boasts a Cellar with bar area, ample parking to the front and rear and established garden for socialising. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS SPECTACULAR FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS.**



Property Summary

This well presented home offers the perfect blend of modern luxury and traditional elegance.

The spacious Open Plan Kitchen Living Area plus a Cellar boasting a stylish bar are ideal for entertaining guests.

Spread across three floors, this property boasts four spacious bedrooms, including the Master bedroom with an en-suite, perfect for families seeking both space and comfort.

One of the standout features of this property is the abundance of parking space, with room for 4/5 cars in addition to an oversized detached garage, providing convenient storage for vehicles and belongings.

Situated close to Queens Park and within walking distance of local primary schools, this home is perfectly positioned for families looking to enjoy the tranquil surroundings while still having easy access to Castleford Town Centre.

In excellent condition and featuring traditional style elements throughout, this property is perfect for those looking to settle into a beautiful family home.

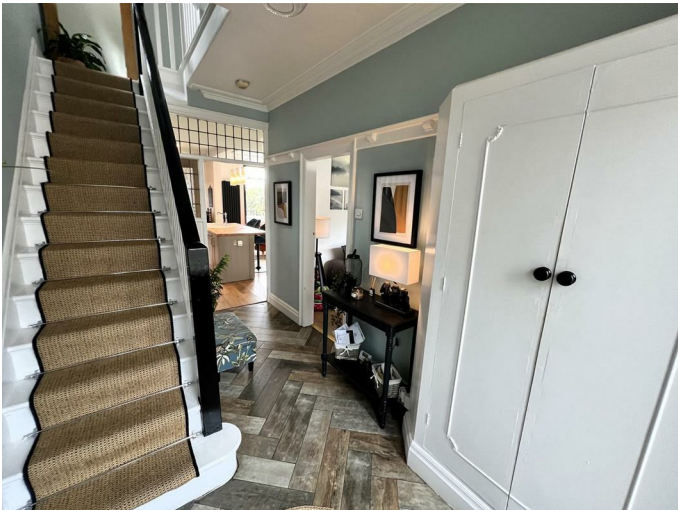
GROUND FLOOR ACCOMMODATION

Entrance

Composite door with double glazed frosted panel featuring decorative leadwork and matching skylight above gives access to:

Hall

13'6" x 7'1" (4.12m x 2.17m)



Stairs leading to First Floor accommodation with balustrade and spindles. Storage cupboard and traditional style central heating radiator. Traditional style, delph rack, coving and ceiling rose. Wood effect tiled flooring and doors leading off.

Family Room

13'2" x 12'2" (4.02m x 3.73m)



Log burner set into feature fireplace with raised stone hearth. Traditional style coving and ceiling rose. UPVC double glazed bay window to the front elevation with fitted shutters.

Open Plan Living Area/ Kitchen Diner: Kitchen Area

17'5" x 7'6" (5.32m x 2.31m)



Range of larder, base, wall units including glass fronted display unit in pale grey finish with chrome handles. Integrated appliances include: 'Logic' four ring induction hob, brushed steel electric extractor fan, assisted electric double oven, fridge and freezer. Granite effect laminate work surface with matching upstand. C



entral island with single drainer white ceramic sink with traditional style mixer tap set into sold wood block work surface. Integrated slimline dishwasher and incorporating breakfast bar area. Engineered wood flooring.



UPVC door with double glazed frosted panels and matching skylight window above to the side elevation. Further doors; one giving access to Basement and other leading into Utility Room. Aperture flowing through into:

Open Plan Living Area/ Kitchen Diner: Living Area

14'2" x 12'0" (4.32m x 3.67m)



Log burner set onto raised hearth. Electric underfloor heating. Traditional style coving and ceiling rose. Aluminium double glazed bi-fold doors with in-built blinds leading out onto raised flagged patio area. Contemporary central heating radiator.



Leading out from Open Plan Area



Utility Room

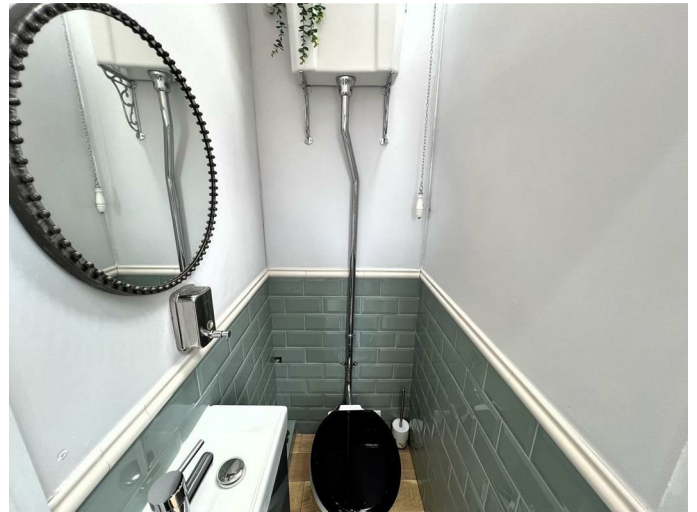
9'1" x 7'6" (2.79m x 2.30m)



Grey fronted units to matching Kitchen including display unit, plumbing for washing machine and granite effect laminate work surface. UPVC double glazed windows to the side and rear elevations with additional double glazed skylight window to the side elevation. UPVC double glazed door to the side elevation. Engineered wood flooring and central heating radiator. Door leading into:

Ground Floor w.c

4'0" x 2'7" (1.23m x 0.81m)



White high level traditional style w.c with chrome fittings. Quarter 'Belfast' style sink with chrome mixer tap over set into high gloss unit. The room is tiled to mid-height with engineered wood flooring.

FIRST FLOOR ACCOMMODATION

Landing

Balustrade and spindles and further staircase leading to Second Floor accommodation. UPVC double glazed window to the side elevation and doors leading off.

Bedroom Two

13'2" x 12'3" (4.03m x 3.74m)



Traditional style cast feature fireplace, coving and ceiling rose. UPVC double glazed bay window to the front elevation with in-built pull down blinds. Exposed floorboards and central heating radiator.

Bedroom Three

14'3" x 11'5" (4.36m x 3.50m)



In-built storage cupboard. UPVC double glazed window over looking rear garden. Central heating radiator and picture rail.

Bedroom Four

7'9" x 7'2" (2.37m x 2.19m)



UPVC double glazed window to the front elevation, central heating radiator and laminated wood effect flooring.

Bathroom

10'3" x 7'10" (3.13m x 2.40m)



Freestanding roll-top bath with floor-mounted chrome mixer tap over with shower attachment. Walk-in shower cubicle with chrome fixed head shower, further attachment and brick effect wet-walling to three-quarter height. Wash hand basin and chrome mixer tap over set into vanity unit. White low flush w.c with chrome fittings. Heated towel rail. UPVC double glazed frosted windows to the rear and side elevations.

SECOND FLOOR ACCOMMODATION

Landing

UPVC double glazed window to the side elevation. Door leading into:

Bedroom One

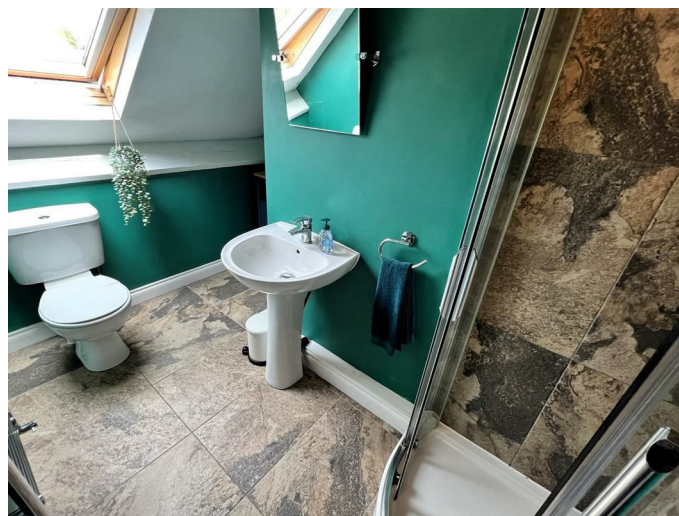
18'3" x 12'8" maximums (5.57m x 3.88m maximums)



UPVC double glazed window to the rear elevation with far-reaching views. Timber framed double glazed window to the front elevation with in-built blind. Eaves storage and central heating radiator. Concealed wardrobe area and door leading to:

En-Suite

9'2" x 3'11" (2.81m x 1.21m)



Timber framed 'Velux' skylight window to the front elevation with in-built blind. Quadrant shower cubicle with 'Mira' electric shower with fixed head and further attachment. The shower area is tiled to ceiling height. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. Chrome heated towel rail and tiled flooring.

CELLAR

Hall

11'10" x 7'10" (3.63m x 2.41m)

Doors leading off.

10'5" x 8'0" (3.20m x 2.44)

UPVC double glazed window to rear (into Void)

14'3" x 11'6" (4.35m x 3.52m)

Door leading into:

Bar Area

19'5" x 12'5" (5.92m x 3.80m)



Timber bar. Door leading out to side elevation and further door leading into:

Cellar w.c

4'1" x 3'4" (1.27m x 1.03m)

White low flush w.c with chrome fittings and pedestal wash hand basin with chrome taps over.

EXTERIOR

Front



Storm porch with outside light and step onto brick blocked driveway. Decorative wrought iron vehicular and pedestrian access gate with boundaries being defined by brick wall. Wrought iron pedestrian access gate gives access to the side of the property. Outside tap and door to the Cellar and then pathway in turn leads to:

Rear



Metal steps leading up to patio area leading off from Open Plan Living Area. Flagged patio area and raised composite seating area with chrome uplighters. Timber summerhouse/bar with bi-fold doors and power and lighting. Timber decked area with power, lighting and television point. The garden is predominantly laid to lawn with established herbaceously planted borders. The area is fully enclosed with brick wall and fencing. timber pagoda gives access to off street block paved parking area with oversized detached brick garage with up and over door and further pedestrian access door. Timber gateway gives access to the street beyond.





Local Authority: Wakefield 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 & MOBILE COVERAGE

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains

Broadband: Ultrafast
Mobile: 4G

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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 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.



TENURE, LOCAL AUTHORITY & TAX BANDING

Tenure: Freehold



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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

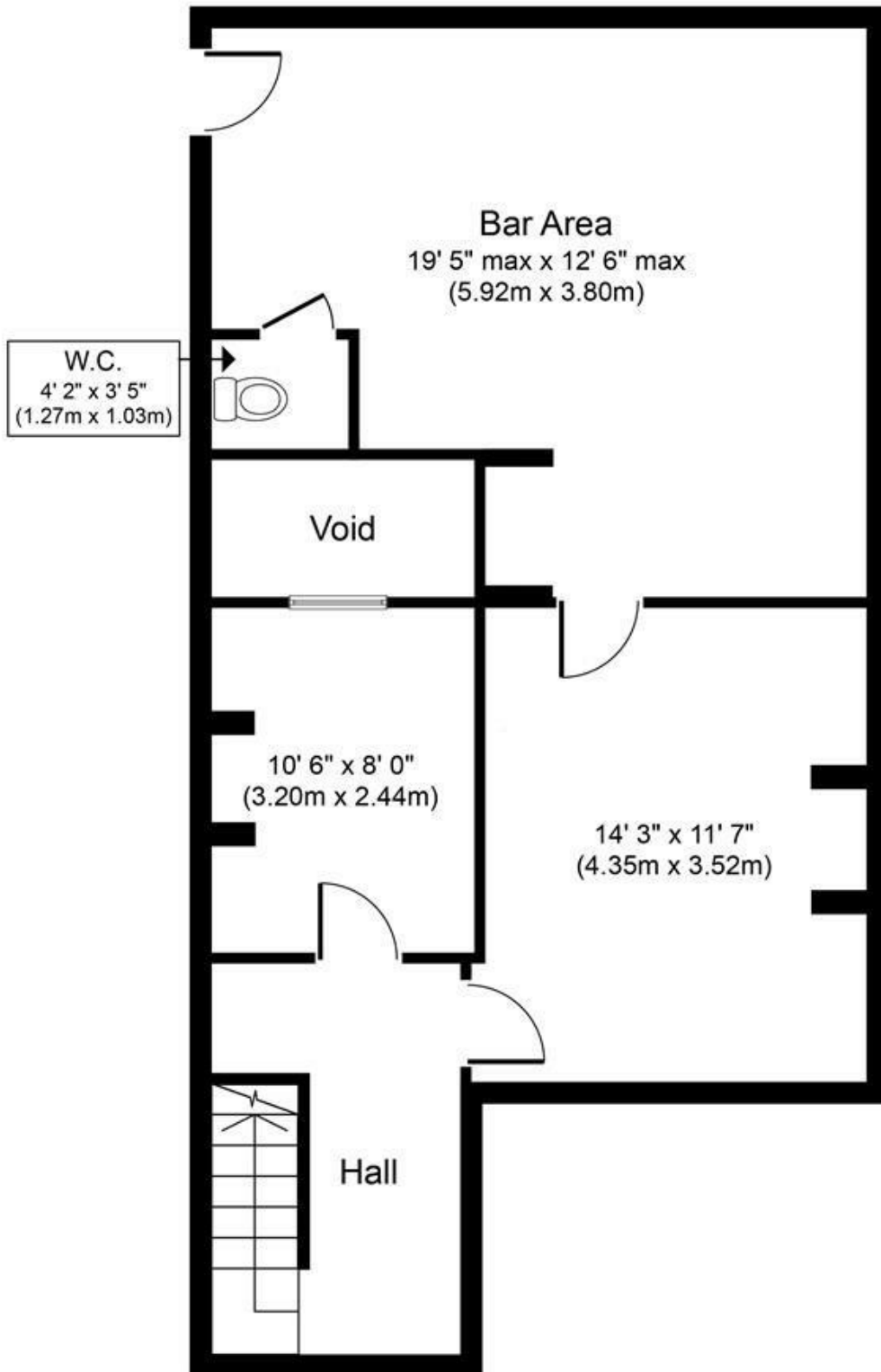
CASTLEFORD - 01977 558480

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.

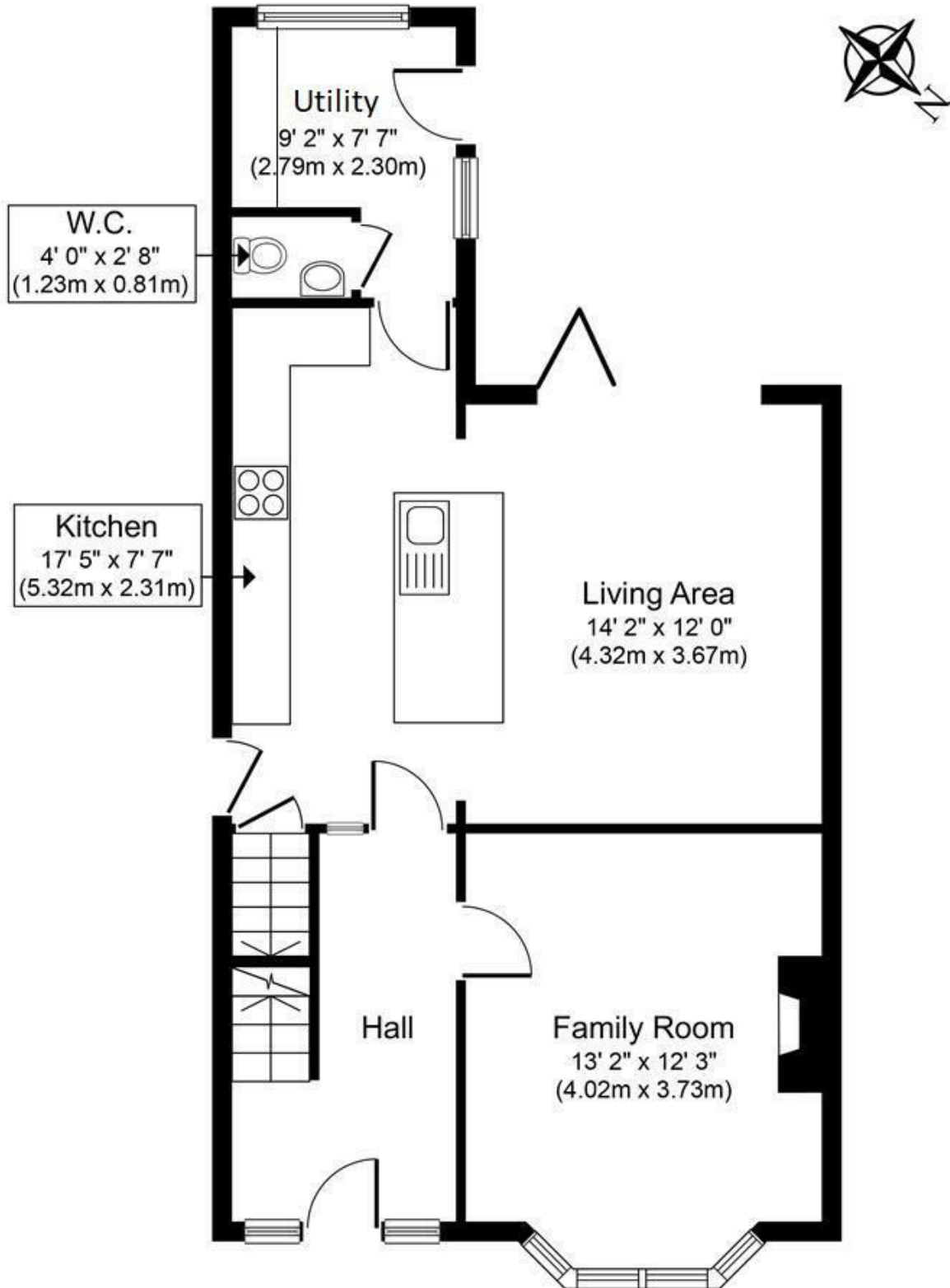




Basement
Approximate Floor Area
703 sq. ft.
(65.3 sq. m.)

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.

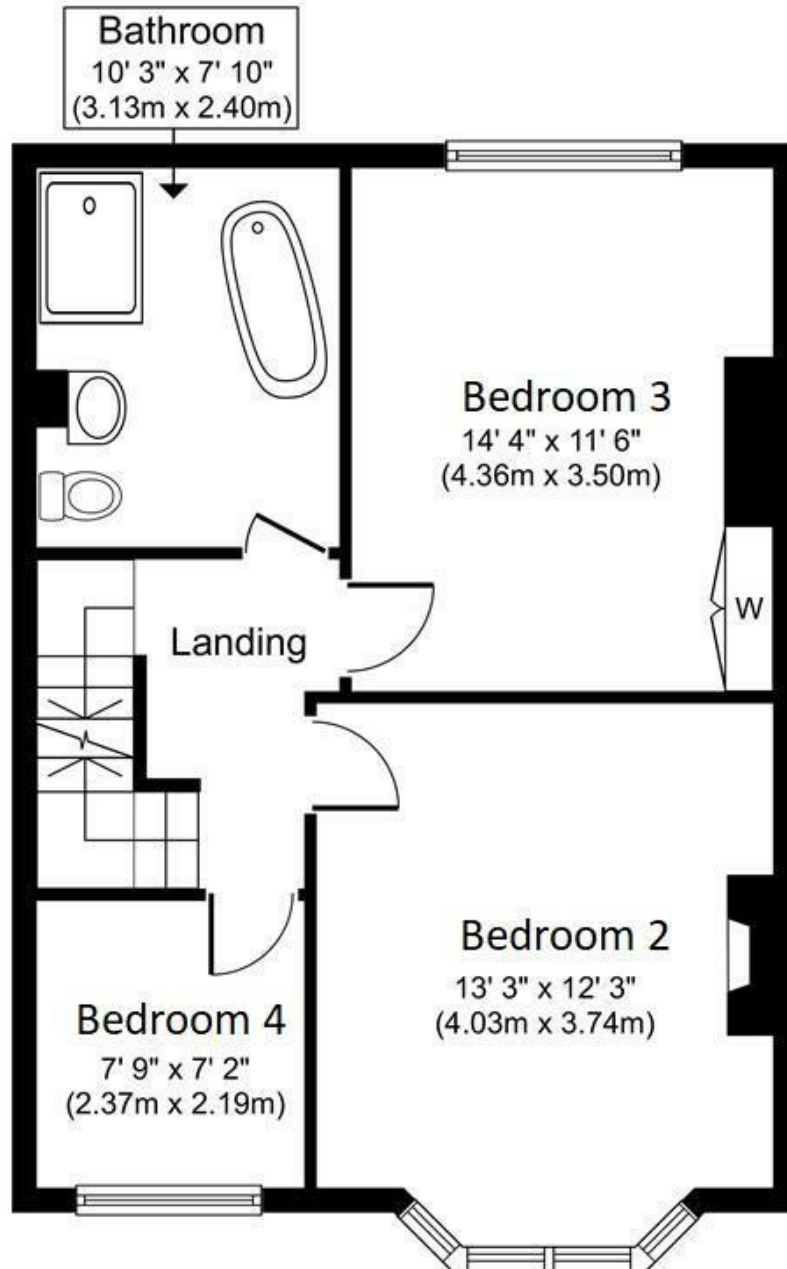
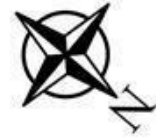
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Ground Floor
Approximate Floor Area
658 sq. ft.
(61.1 sq. m.)

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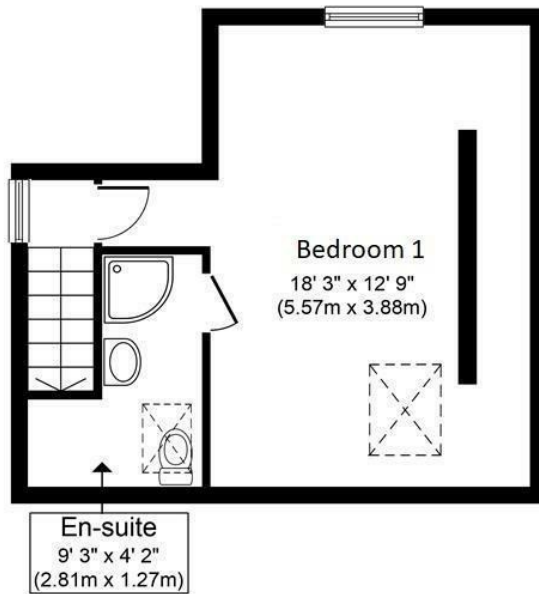
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First Floor
Approximate Floor Area
561 sq. ft.
(52.1 sq. m.)

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Second Floor
Approximate Floor Area
319 sq. ft.
(29.6 sq. m.)

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