

# Park Row



**The Abbes Walk, Burghwallis, DN6 9JH**

**Offers In Excess Of £450,000**



**\*\* STONE BUILT BUNGALOW \*\* KITCHEN AND UTILITY \*\* TWO EN-SUITE \*\* SOUGHT AFTER VILLAGE LOCATION \*\***

This four bedroom detached bungalow is situated in the village of Burghwallis and briefly comprises: entrance hallway, lounge, dining room, breakfast kitchen, utility, inner hallway, four bedrooms, family bathroom and two en-suites. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE AND POSITION OF THE PROPERTY ON OFFER.



## GROUND FLOOR ACCOMMODATION

### Entrance

Timber entrance door with top section having coloured glass with decorative leadwork and frosted glazed panels to either side leading into:

### Entrance Hallway

16'2" x 9'8" (4.94m x 2.95m)



Having laminate wood flooring, ornate coving, power for two wall lights, timber door with two glass panels to the top half with chequered lead work and matching double glazed windows either side give access to the rear elevation. Doors leading off and double panel glazed doors lead into:

### Lounge

19'9" x 14'9" (6.03m x 4.51m)



Feature fireplace with timber surround with exposed brick work and quarry tiled hearth, housing a log burner. Ornate coving, timber glazed french doors with leadwork give access to the rear garden. Double glazed window with leadwork over looks the rear garden. Arched double glazed leaded window to the side elevation. Laminate wood flooring, ornate coving and television point.



### Dining Room

13'10" x 9'11" (4.22m x 3.04m)



Ornate coving, laminate wood flooring and timber panelled double glazed decorative leaded door gives access to the side elevation. Aperture leads through to:

## Breakfast Kitchen

12'11" x 6'3" (3.96m x 1.92m)



(Can also be accessed via the entrance hallway)  
Having base and wall units in a beech finish with square edged granite worktops and matching upstands. One and a half drainer recessed sink with chrome mixer tap over. Freestanding electric oven and hob.



Tiling between units and ceramic floor tiling. Integrated dishwasher, timber double glazed window to the front elevation with leadwork, chrome ceiling downlighters. Electric extractor in a brushed steel finish with built-in downlighters and door leading to:

## Utility

9'11" x 6'3" (3.03m x 1.92m )

With ceramic floor tiling, roll top laminated work top, cupboard concealing the 'Ideal' central heating boiler, timber double glazed window with leadwork to the side elevation and timber door with decorative leaded double glazed top panel gives access to the side elevation.

## Inner Hallway

Having two built-in storage cupboards, ornate coving, access to the loft. Doors leading off.

## Bedroom One

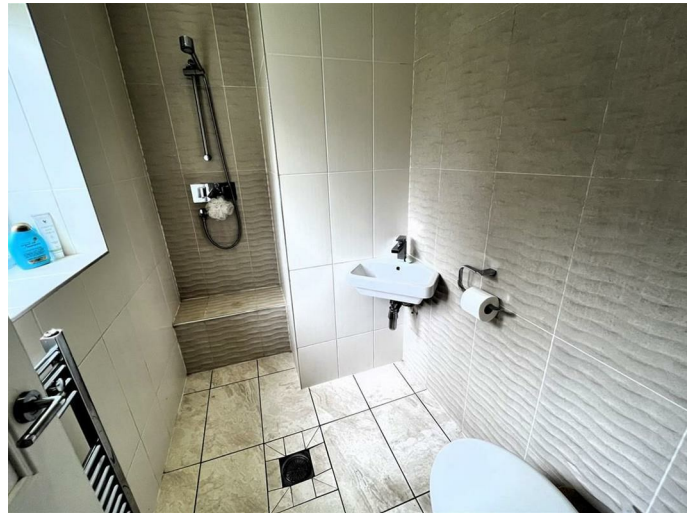
14'1" x 11'6" (4.31m x 3.51m )



Having full height sliding wardrobes two in white and two in a mirrored finish, providing hanging and shelved storage space. Laminated wood flooring, timber double glazed leaded window to the rear elevation and power for wall light. Door leading to:

## En-Suite Wet Room

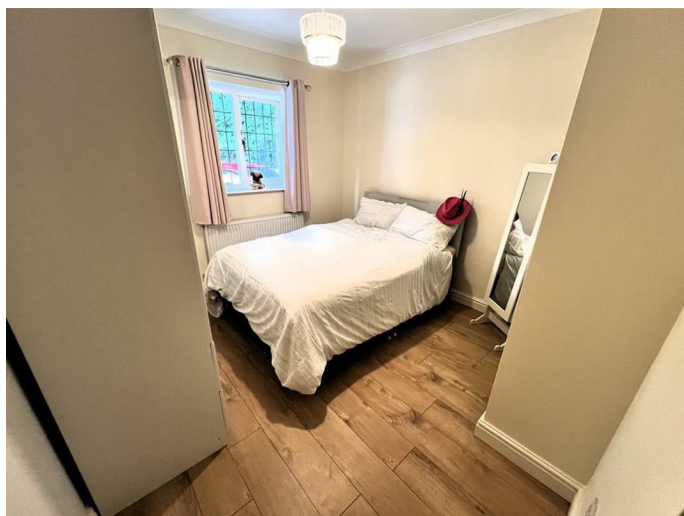
7'5" x 4'9" (2.28m x 1.46m )



Tiled to ceiling height to all walls including ceramic floor tiling. Mains shower with floating shower head and fixed shower head. Ceiling downlighters, chrome heated towel rail, corner wall mounted wash hand basin with chrome mixer tap over and close coupled w.c in white. Timber double glazed frosted leaded window to the rear elevation.

### Bedroom Two

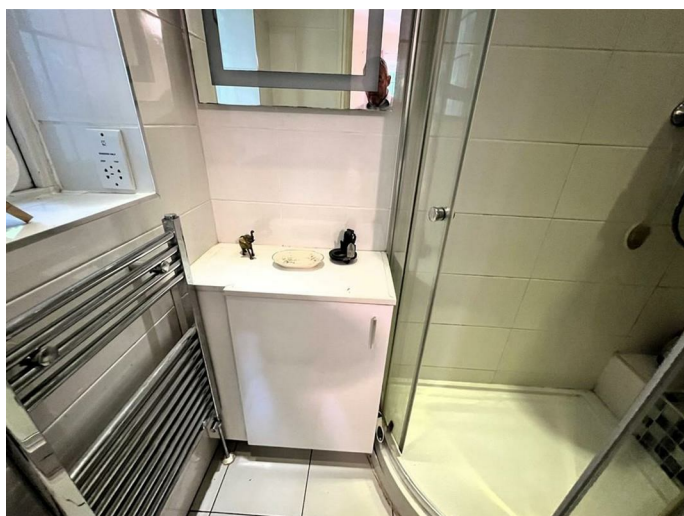
13'5" x 10'0" (4.10m x 3.06m)



Laminate wood flooring, timber double glazed leaded window to the front elevation. Door leading through to:

### En-Suite

6'7" x 3'9" (2.02m x 1.16m )



Quadrant shower cubicle housing a mains shower with floating shower head with wall attachment. Tiled to ceiling height to all walls, ceiling downlighters, electric shaver point and ceramic floor tiling. Timber double glazed frosted leaded window to the side elevation.

### Bedroom Three

10'4" x 9'3" (3.16m x 2.84m )



Laminate wood flooring, timber double glazed leaded window to the front elevation.



### Bedroom Four

9'10" x 7'10" (3.01 x 2.39m )



Laminate wood flooring, coving, double glazed leaded window to the side elevation.

### Family Bathroom

7'9" x 7'1" (2.38m x 2.16m )



Having free standing bath with wall mounted waterfall chrome mixer tap, vanity wash hand basin with chrome mixer tap over with granite work top and cream high gloss storage unit beneath. Low flush w.c. Ceramic floor tiling and tiled to ceiling height to all walls. Chrome heated towel rail, ceiling downlighters, ceiling mounted electric extractor fan and timber double glazed frosted leaded window to the side elevation.

### Ground Floor w.c

5'7" x 3'10" (1.72m x 1.19m )

Ceramic floor tiling, close coupled w.c with concealed cistern and circular vanity sink with base mounted chrome mixer taps over. Chrome heated towel rail, timber double glazed frosted leaded window to the side elevation.

## EXTERIOR

### Front



Accessed via twin wrought iron vehicular access gates to a cobbled off street parking area providing off street parking for three/four vehicles. Driveway leads to the garage. Fully enclosed with wrought iron fencing and wrought iron pedestrian access gate giving access to the side.



### Garage

22'7" x 17'5" (6.90m x 5.31m)

With twin electrically operated roller shutter doors with power and light connected. Built-in storage cupboard. Pedestrian door to the rear.

## Rear



Fully enclosed with combination of perimeter wall and perimeter fencing, mainly laid to lawn with flagged patio area, outside tap, mature trees, herbaceous borders, raised flowerbeds. Stone built outhouse with pedestrian door. Raised flagged patio area and further gate giving access to the side.



### **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: City of Doncaster Council

Tax Banding: F

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: Personal Water Treatment Plant

Water: Mains

Broadband: Superfast

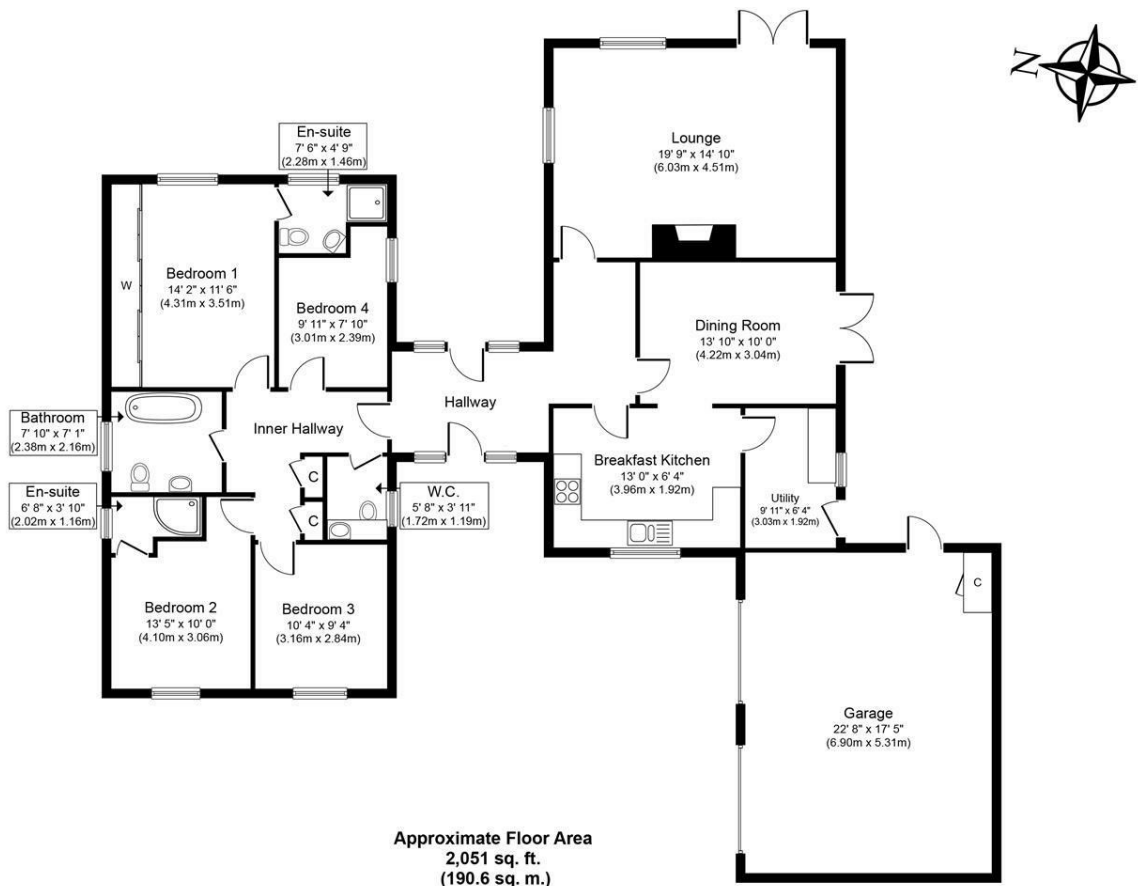
Mobile: 4G

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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.



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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T 01977 791133  
W www.parkrow.co.uk

18 Cornmarket, Pontefract, West Yorkshire, WF8 1BJ  
pontefract@parkrow.co.uk

