

# Park Row



**Seaton Crescent, Knottingley, WF11 0HU**

**£170,000**



**\*\*OFF STREET PARKING\*\*ENCLOSED REAR GARDEN\*\*** This property is situated in Knottingley and briefly comprises: hallway, W.C. lounge, and kitchen. To the first floor are two bedrooms and family bathroom. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. CALL 7 DAYS A WEEK TO ARRANGE A VIEWING. 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 Hall

5'2" x 3'4" (1.60m x 1.02m)

Doors leading off.

### W.C.

5'2" x 3'4" (1.60m x 1.02m)



White uPVC double glazed window with frosted glass to side elevation. Low flush w.c with chrome fittings and white pedestal style wash hand basin with chrome taps over. Tiled splashback, tile effect flooring and central heating radiator.

### Lounge

13'9" x 12'5" (4.20m x 3.80m)



Two white uPVC double glazed windows to the front elevation and side elevation, central heating radiator and telephone and television points. Stairs leading to First Floor Accommodation and door into:



### Kitchen

11'2" x 12'5" (3.42m x 3.80m)



White uPVC double glazed window to the rear elevation. Range of cream fronted base and wall units, single bowl stainless steel sink and drainer with chrome mixer tap set into wood effect laminate worksurface with tiled splash back. Wood effect flooring. Integrated appliances include: electric oven and four ring gas hob with extractor fan over. Plumbing for washing machine and space for freestanding fridge freezer. Door to rear elevation.

## FIRST FLOOR ACCOMMODATION

## Landing



Access to loft and doors leading off.

## Bedroom One

10'5" x 12'5" (3.20m x 3.80m)



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

## Bedroom Two

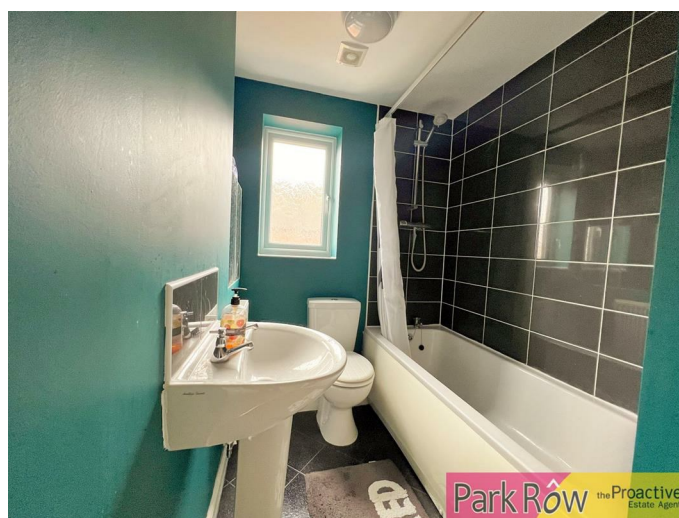
8'0" x 12'5" (2.46m x 3.80m)



White uPVC double glazed window to the rear elevation and gas central heating radiator.

## Bathroom

5'4" x 6'2" (1.64m x 1.90m)



White panel bathtub with chrome mixer taps over and shower attachment, white pedestal wash hand basin with chrome taps and low flush w.c with chrome fittings. Tiled splash back, behind the bath is tiled to ceiling height and white uPVC double glazed window with frosted glass to side elevation.

## EXTERIOR



## Front



Garden laid to lawn and steps leading away from the property. To the side of the property is a tarmac driveway and access to garage with up and over door.

## Rear



Partly paved and multi-level with artificial lawn. Boundaries defined by timber fence with timber posts. Access to garage via door.

## Garage

16'7" x 8'6" (5.06m x 2.60m)

Up and over access to the garage via side of property. Door to rear with entry to garden.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains / Meter

Broadband: Ultrafast (FTTP)

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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: Wakefield Council

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.

## 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.

## MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## 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.

## MAKING A 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.

## OPENING HOUR'S



**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

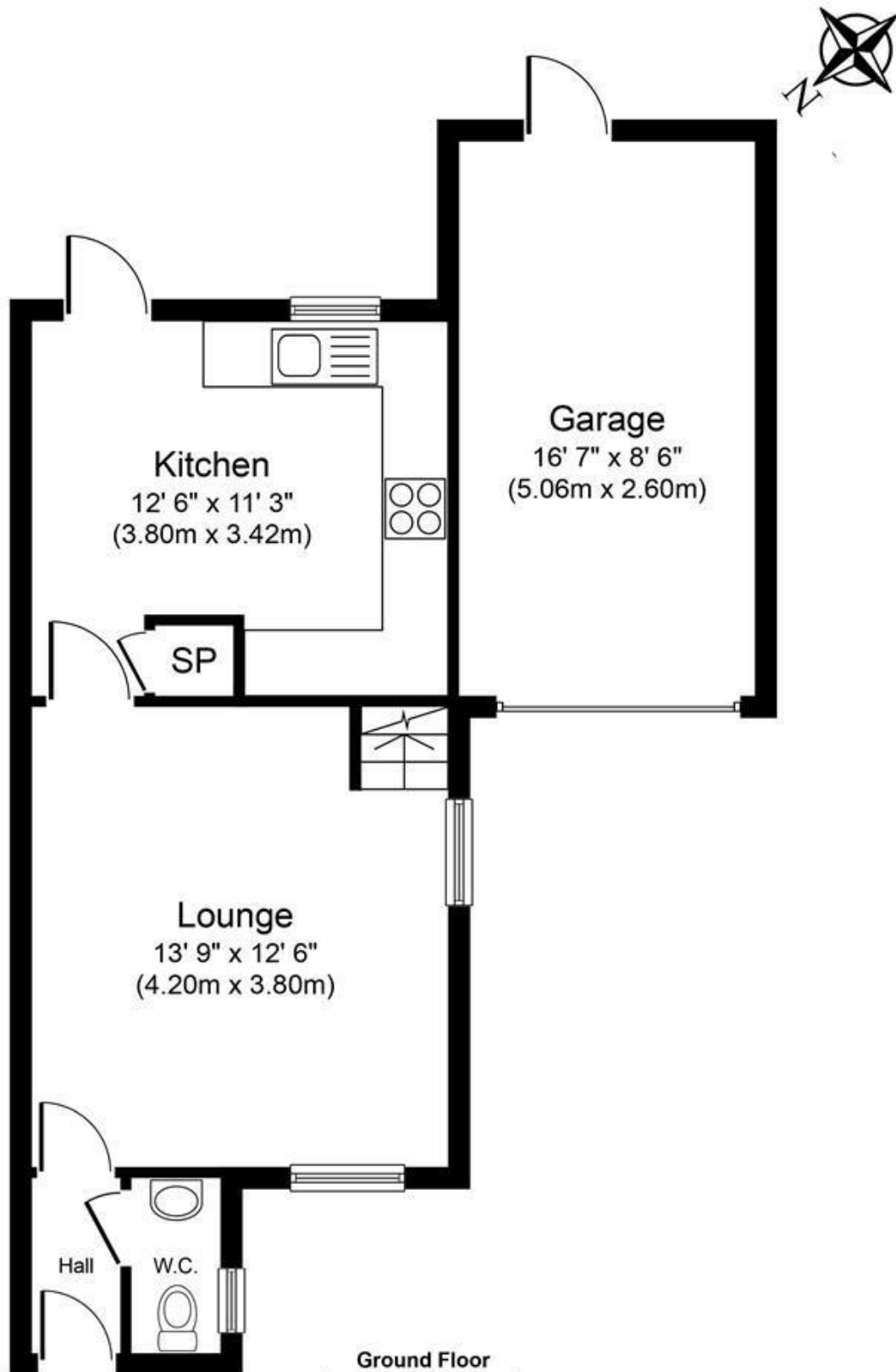
SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

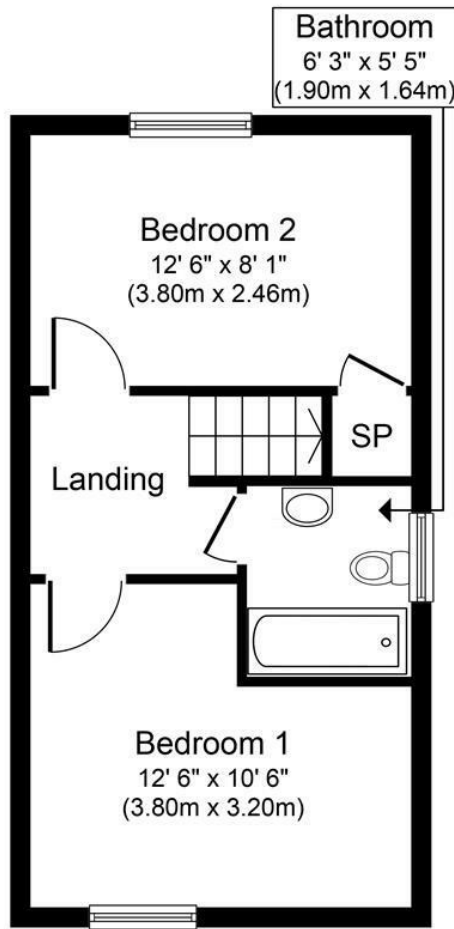




**Ground Floor**  
**Approximate Floor Are**  
**498 sq. ft.**  
**(46.3 sq. m.)**

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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**First Floor**  
**Approximate Floor Area**  
**316 sq. ft.**  
**(29.3 sq. m.)**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 <b>A</b>	<b>82</b>	92-100 <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
39-54 <b>E</b>		39-54 <b>E</b>	
21-38 <b>F</b>		21-38 <b>F</b>	
1-20 <b>G</b>		1-20 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC