

Park Row

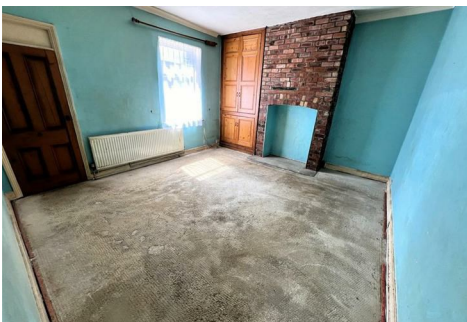


Love Lane, Pontefract, WF8 4DX

Offers Over £130,000



****IDEAL FOR INVESTORS ** TWO RECEPTION ROOMS ** GARAGE** CLOSE TO LOCAL AMENITIES.** This mid terrace house briefly comprises: entrance hallway, living room, dining room, kitchen and stairs give access down to cellar. To the first floor are two bedrooms and bathroom. To the second floor is a third bedroom. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL 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

Timber entrance door with arched skylight above leads into:

Entrance Hallway

Stairs giving access to first floor accommodation, central heating radiator and doors leading off.

Living Room

14'11" x 12'2" (4.56m x 3.72m)



Traditional tiled fireplace with fully enclosed gas fire, uPVC double glazed bay window to the front elevation, central heating radiator and traditional style coving to the ceiling.

Dining Room

16'0" x 14'2" (4.88m x 4.34m)



Full height fitted cupboards to the left of the chimney breast. Exposed brick chimney breast, central heating radiator and uPVC double glazed window to the rear elevation. Door leading to:

Kitchen

10'0" x 8'9" (3.06m x 2.69)

Having base and wall units in an oak effect finish, roll top laminated worktops and single drainer sink with chrome mixer tap over. Built-in wall mounted storage cupboard, uPVC door gives access to the rear with double glazed frosted skylight above and uPVC double glazed window to the side elevation. Plumbing for automatic washing machine and gas supply for gas cooker. Door leading to:

Cellar

12'2" x 12'2" (3.72m x 3.72m)

FIRST FLOOR ACCOMMODATION

Landing

With timber spindles and balustrade. Access to two bedrooms and bathroom. Door leading to stairs giving access to bedroom three.

Bedroom One

19'2" x 12'2" (5.86m x 3.73m)



Having two uPVC double glazed windows to the front elevation, picture railing and central heating radiator. Built-in storage cupboard.

Bedroom Two

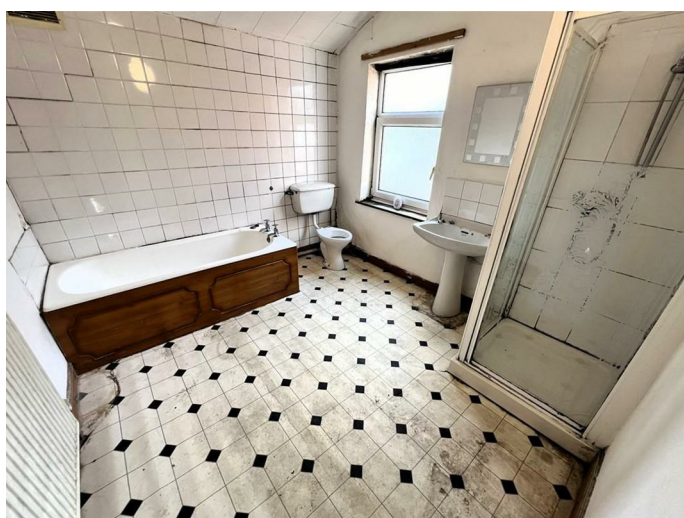
14'4" x 13'3" (4.38m x 4.05m)



Dado rail, central heating radiator, exposed floorboards and uPVC double glazed window to the rear.

Family Bathroom

9'11" x 8'11" (3.04m x 2.72m)



Having a white suite comprising: bath with chrome taps over, w.c and pedestal wash hand basin with tiled splashback. Walk-in shower cubicle. uPVC double glazed frosted window to the side elevation and central heating radiator.

SECOND FLOOR ACCOMMODATION

Bedroom Three

19'2" x 16'10" (5.85m x 5.14)

Under Eaves storage and frosted window to the front elevation.

EXTERIOR

Front



Dwarf brick wall with coping stones to the front and left hand sides, to the right is perimeter fence. Recently laid 'Indian' stone flagged patio area.

Rear



Fully enclosed with perimeter fence with lawned area and flagged pathway giving access to rear door. Outbuilding with traditional high flush w.c. Timber pedestrian access gate gives access to the rear where there is a single garage with twin timber doors.



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 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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

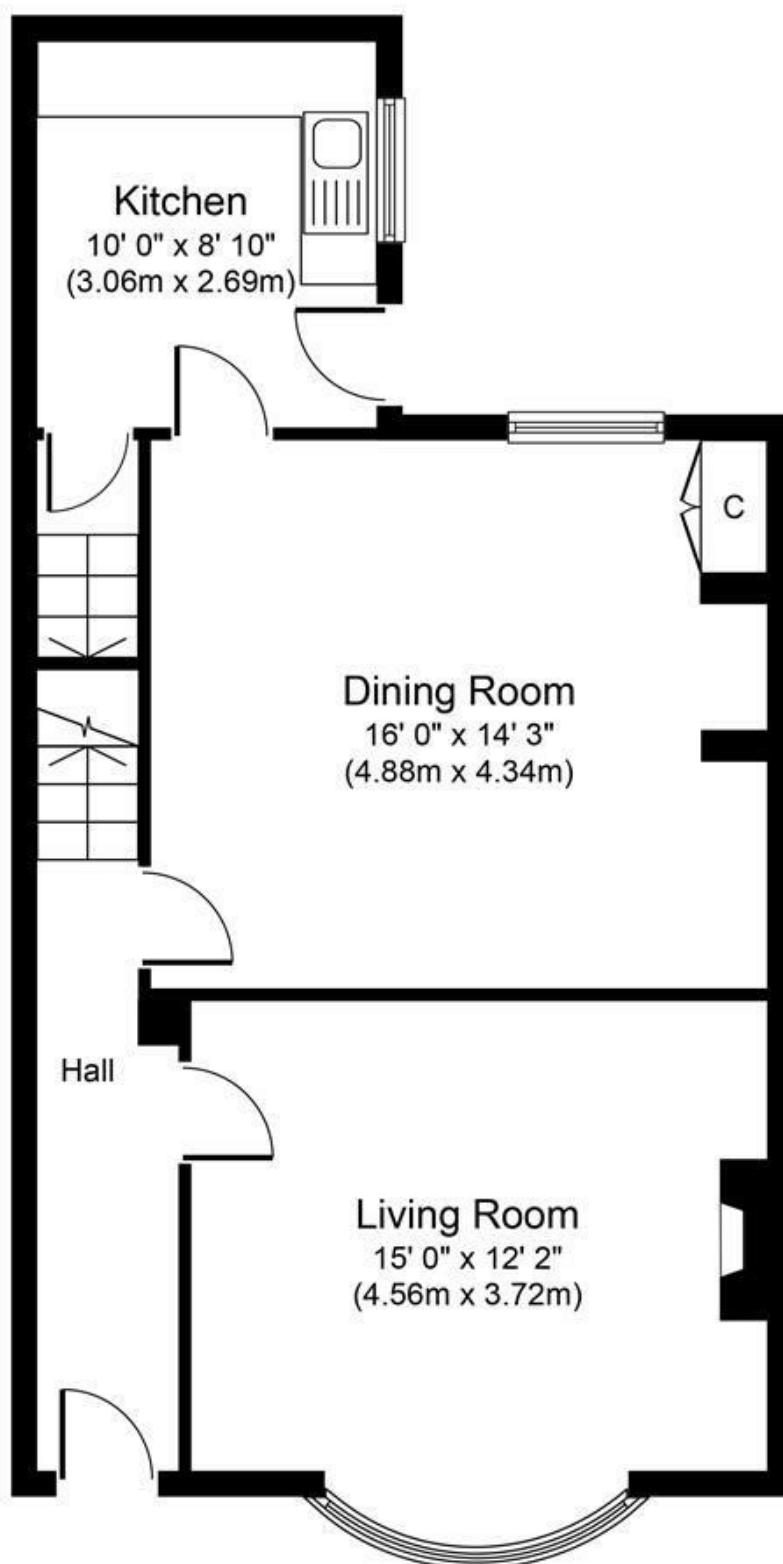
Mobile: 5G

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.

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
611 sq. ft.
(56.8 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.

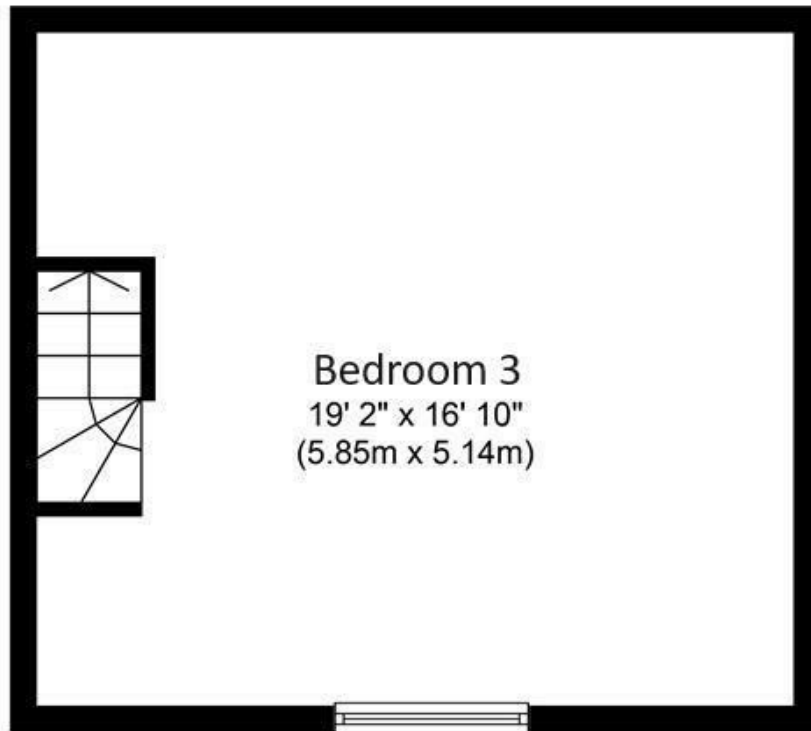
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First Floor
Approximate Floor Area
599 sq. ft.
(55.7 sq. m.)

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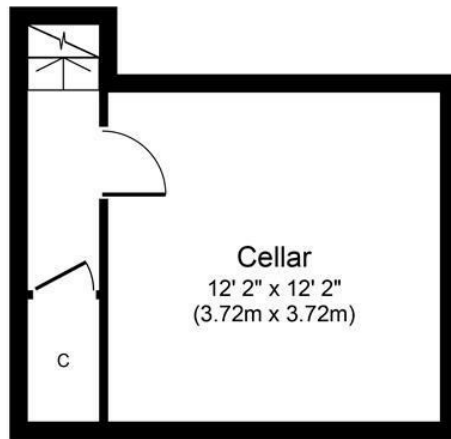
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Second Floor
Approximate Floor Area
320 sq. ft.
(29.7 sq. m.)

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Cellar
Approximate Floor Area
183 sq. ft.
(17.0 sq. m.)

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