

Park Row

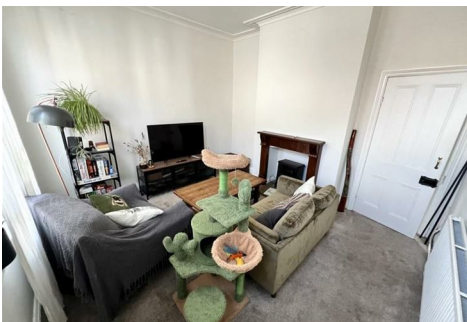


Malkin Lane, Castleford, WF10 4LF

Offers Over £120,000



****MODERN BREAKFAST KITCHEN**WHITE BATHROOM SUITE** CLOSE TO LOCAL AMENITIES. Situated in Castleford this property briefly comprises: Lounge, breakfast kitchen and bathroom. To the first floor are two bedrooms. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. 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'**



GROUND FLOOR ACCOMMODATION

Entrance

Composite entrance door with double glazed frosted skylight over the front door leading into:

Lounge

13'0" x 12'2" (3.97m x 3.73m)



Timber fire surround and raised hearth, two uPVC double glazed windows to the front elevation and central heating radiator. Television point and traditional style coving to the ceiling and door leading to:



Breakfast Kitchen

14'2" x 12'11" (4.32m x 3.95m)



Having base and wall units in a beech finish with decorative handles. Rolltop laminated worktops and one a half drainer sink with chrome mixer tap over. Plumbing for automatic washing machine, space and gas/electric supply for freestanding range with electric extractor over with built-in downlighters. Ceramic floor tiling, uPVC double glazed window to the rear elevation and central heating radiator. Composite door gives access to the rear and stairs give access to the first floor accommodation. Two steps lead up and give access to door leading to:



Bathroom

9'6" x 5'8" (2.92m x 1.74m)



Having a modern white suite comprising: panel bath with chrome mixer taps over and integrated shower attachment and additional mains shower above with chrome fittings and glass shower screen. Low flush w.c and vanity wash hand basin with chrome mixer tap over and white high gloss storage beneath with chrome handles. Tiled to ceiling height to all walls and uPVC double glazed frosted window to the rear elevation. Chrome heated towel rail.

FIRST FLOOR ACCOMMODATION

Landing

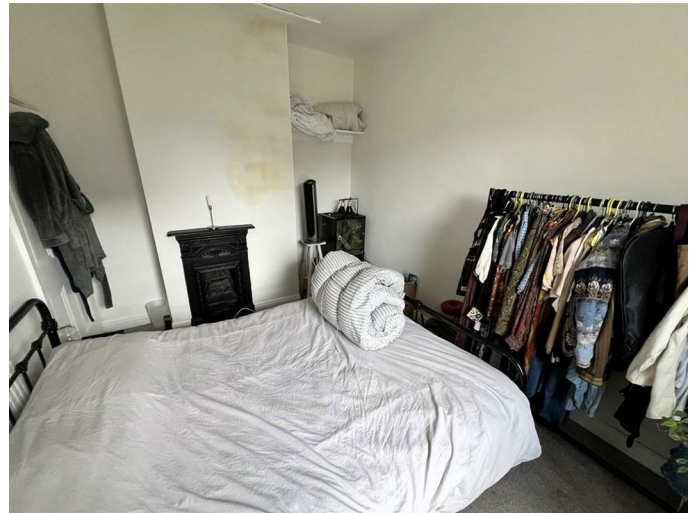
With doors leading off.

Bedroom One

12'11" x 12'2" (3.95m x 3.73m)



Having uPVC double glazed window to the front elevation, traditional style cast iron fireplace and central heating radiator.



Bedroom Two

14'2" x 9'9" (4.34m x 2.99m)



With traditional style cast iron fireplace, central heating radiator and uPVC double glazed window to the rear elevation and built- in storage cupboard, housing the central heating boiler.

EXTERIOR

Front



Dwarf brick wall with small buffer garden and access to the front door.

Rear

Fully enclosed with perimeter walls with pebbled off street parking area and flags. Outside tap and twin vehicular access gates.

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

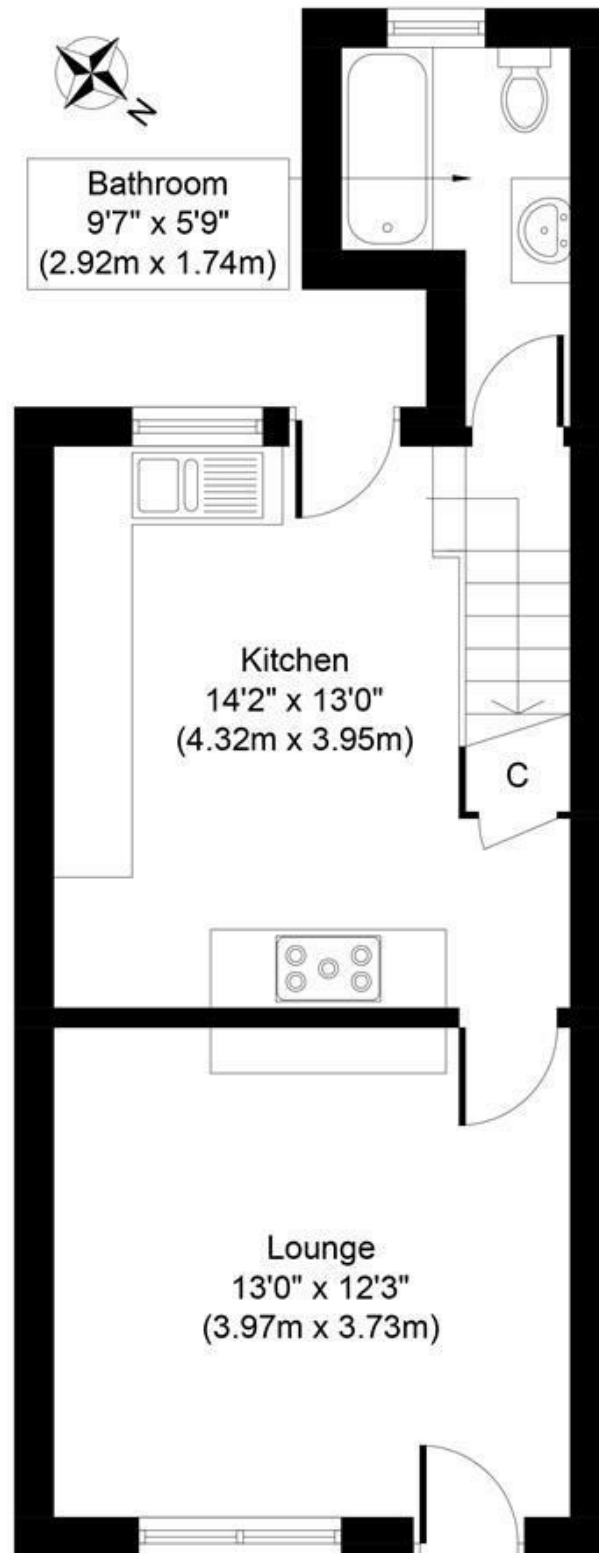
Mobile: 5G

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.

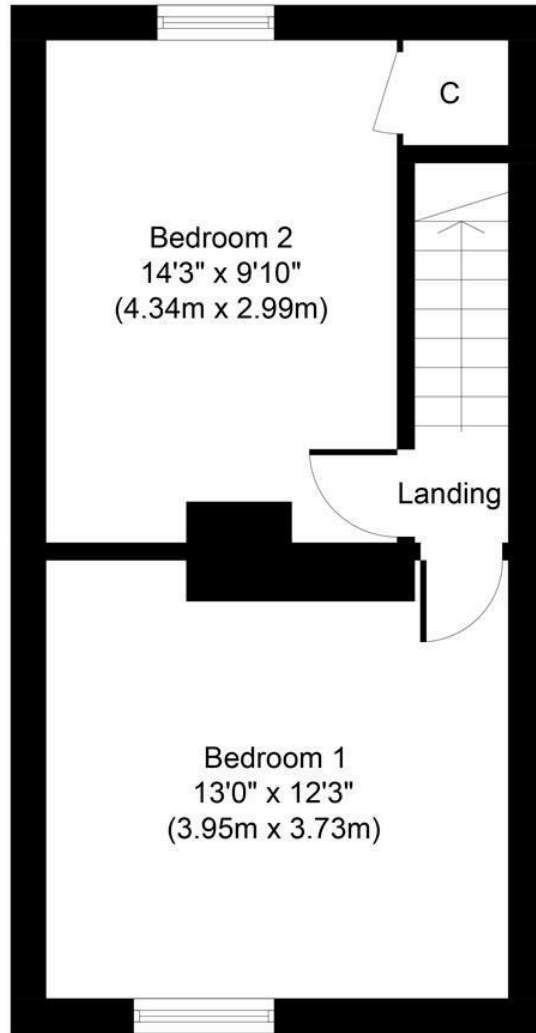
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
391 Sq. ft.
(36.3 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. 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
349 Sq. ft.
(32.4 Sq. m.)

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