

# Park Row



**Wordsworth Approach, Pontefract, WF8 1NQ**

**Offers Over £200,000**



SEMI DETACHED HOUSE \*\* KITCHEN DINER \*\* WHITE BATHROOM SUITE \*\* OFF STREET PARKING. This lovely family home is situated in Pontefract and Briefly comprises: entrance hallway, lounge and kitchen diner. To the first floor are three bedrooms and family bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER.



## GROUND FLOOR ACCOMMODATION

### Entrance

Timber entrance door with two double glazed frosted panels leading into:

### Entrance Hallway

Stairs giving access to the first floor accommodation, central heating radiator, coving and door leading to:

### Living Room

12'9" x 11'9" (3.9m x 3.59m)



Having 'Adams' style white painted fire surround with marble back and raised hearth housing decorative coal effect living flame effect fire in a matt black and brass finish. Central heating radiator, television and telephone point. uPVC double glazed window to the front elevation. Handy understairs storage cupboard, door leading to:

### Kitchen Diner

14'10" x 8'3" (4.53m x 2.53m )



With base and wall units in a light wood grain effect finish

with decorative brass effect handles. Roll top laminated worktops. One and a half drainer sink with chrome mixer tap over. Four ring white gas hob and fan assisted electric oven. Tiling between units, uPVC double glazed window to rear elevation. uPVC double glazed double patio doors leading to the rear garden. Central heating radiator.



## FIRST FLOOR ACCOMMODATION

### Landing

With timber spindles and balustrade, access to the loft, handy built-in storage cupboard and doors leading off.

### Bedroom One

10'11" x 8'3" (3.35m x 2.53m)



UPVC double glazed window to the front elevation with views over the green. Central heating radiator.

### Bedroom Two

10'2" x 8'3" (3.11m x 2.52m )



uPVC double glazed window overlooking the rear garden and central heating radiator.

### Bedroom Three

6'7" x 6'3" (2.02m x 1.93m )



Central heating radiator and uPVC double glazed window to the rear elevation.

### Family Bathroom

6'3" x 5'6" (1.91m x 1.69m )



Having a white suite comprising: panel bath with traditional style chrome taps over and mains shower above with chrome fittings. Pedestal wash hand basin with chrome mixer tap and low flush w.c. Central heating radiator, uPVC double glazed frosted window to the front elevation. Tiled to ceiling height around the bath area and to the half way point to the rear of w.c and sink.

### EXTERIOR

## Front



Decorative pebbled area with a variety of shrubs and flagged pathway gives access to the front door with storm porch over and courtesy lantern. Tarmac driveway leads down the side of the property and provides off street parking for three vehicles. Timber pedestrian access gate gives access to the rear.

## Rear



Fully enclosed with perimeter fence, mainly laid to lawn with flagged patio area, courtesy lamp.

## 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

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 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.

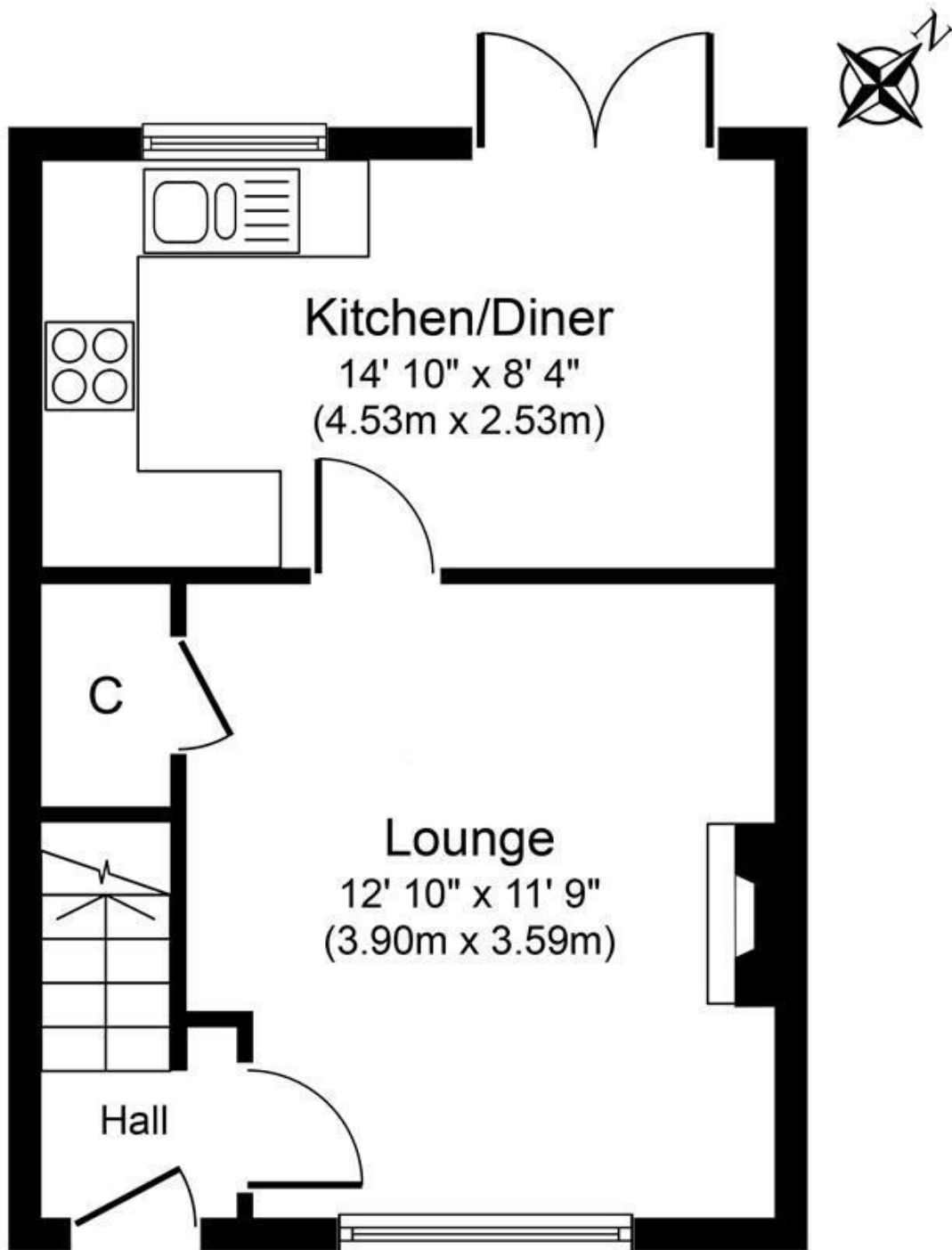
## VIEWINGS.

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.

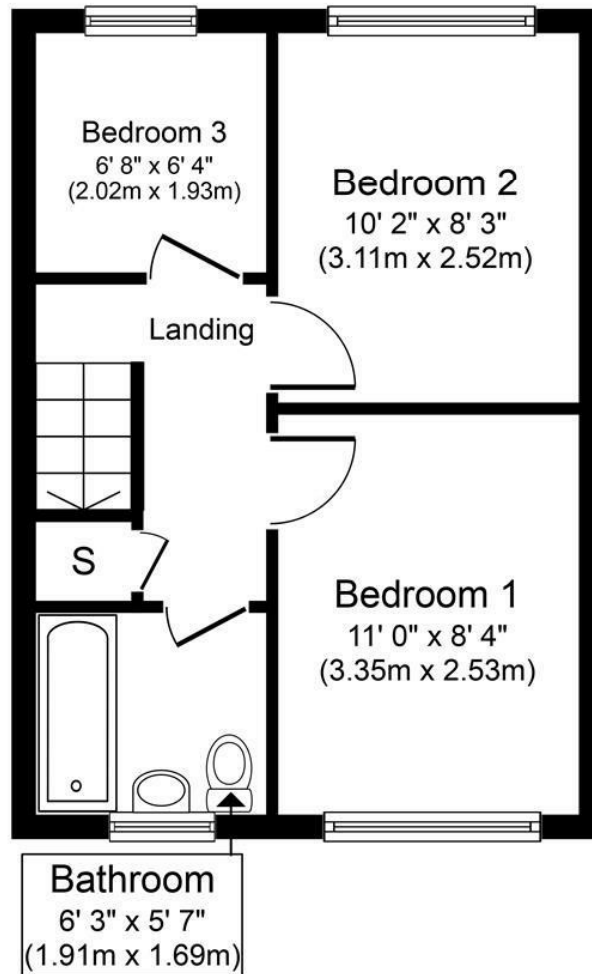




**Ground Floor**  
**Approximate Floor Area**  
**321 sq. ft.**  
**(29.9 sq. m.)**

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**  
**321 sq. ft.**  
**(29.9 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 A	72	92-100 A	
81-91 B			
69-80 C			
55-68 D			
49-54 E			
41-48 F			
31-40 G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC