

# Park Row



**Leeds Road, Cutsyke, Castleford, WF10 5ET**

**Offers Over £120,000**



**\*\*MODERN KITCHEN\*\*BATHROOM WITH SHOWER OVER BATH\*\*CLOSE TO THE TOWN OF CASTLEFORD.** This property briefly comprises: lounge, inner hallway, kitchen and storage area. To the first floor are three bedrooms and bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE 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

Composite entrance door with skylight above leading into:

### Lounge

12'11" x 12'5" (3.96m x 3.80m)



UPVC window to the front elevation, central heating radiator and meter cupboard. Door leading to:

### Hallway

Stairs leading to the First Floor Accommodation and opening leading to:

### Kitchen

12'5" 9'9" (3.80m 2.98m)



Having a range of base and wall units in a white finish with stainless steel 'T' bar handles. Single bowl black sink with black mixer tap over. Built-in chrome single oven with ceramic hob over and electric extractor above. Central heating radiator and uPVC double glazed window to the rear elevation. Door leading to:

### Storage Room

6'10" x 4'8" (2.10m x 1.43m)

With windows to two sides and door leading to the rear.

## FIRST FLOOR ACCOMMODATION

### Landing

With doors leading off.

### Bedroom One

12'5" x 10'0" (3.80m x 3.05m)



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

### Bedroom Two

9'10" x 5'6" (3.02m x 1.68m)



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

### Bedroom Three

7'3" x 6'8" (2.21m x 2.04m)



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

### Bathroom

7'1" x 5'10" (2.17m x 1.78m)



Having a white bathroom suite comprising: panel bath with chrome tap over and shower above with glass shower screen. Vanity wash hand basin with chrome taps over and white vanity storage cupboard beneath with tiled splashback and low flush w.c. Tiled to ceiling height around the bath area and chrome heated towel rail.

## EXTERIOR

### Front

Onto pedestrian footpath.

### Rear



Enclosed concrete courtyard with fencing to the left hand side and brick built wall with fence atop to the right hand side. Brick built wall to the rear with timber pedestrian access gate to the rear.

## HEATING AND 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.

## 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

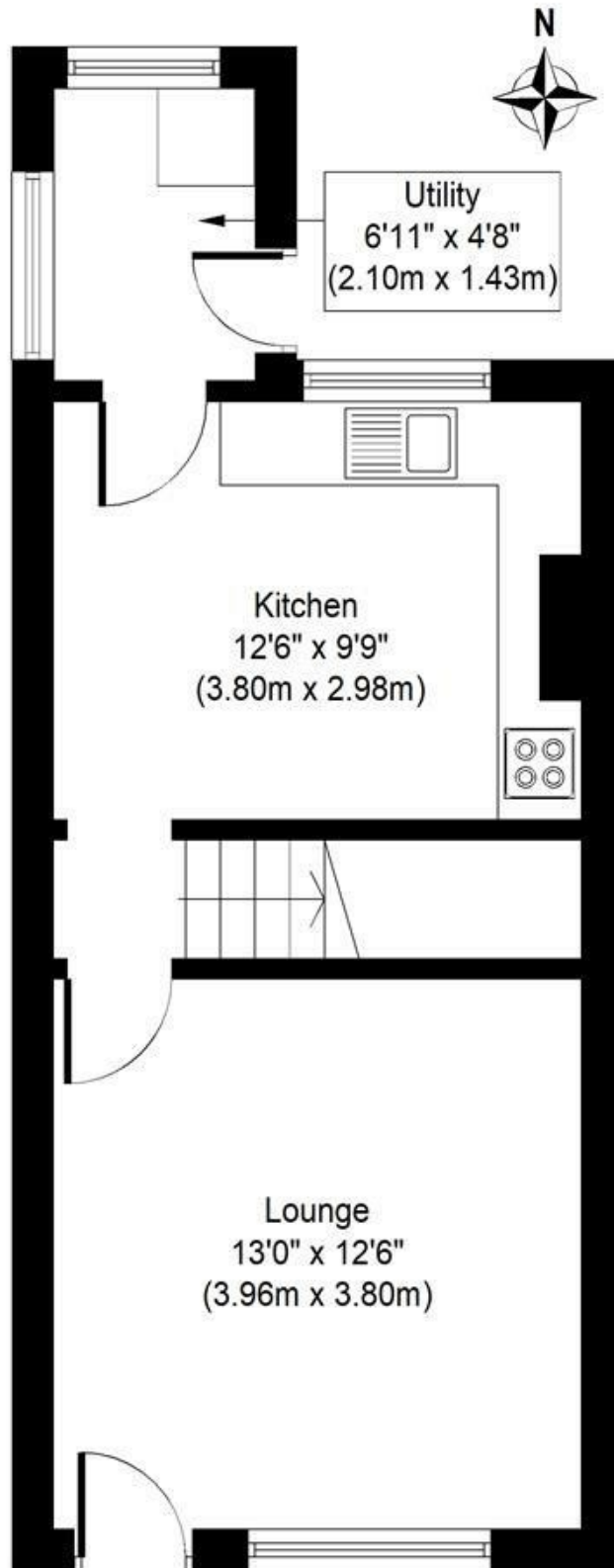
Mobile: 5G

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.

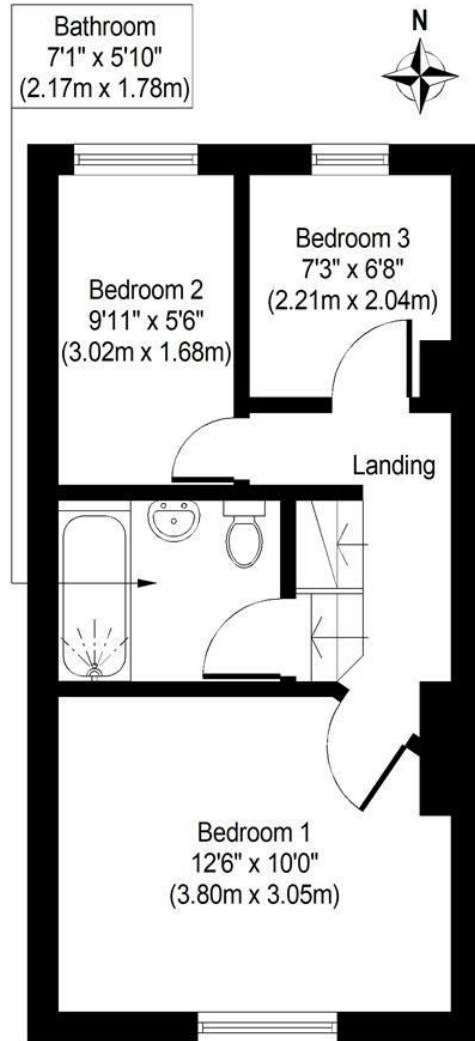
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**366 Sq. ft.**  
**(34.0 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**  
**331 Sq. ft.**  
**(30.8 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>		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	
	82		
	64		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2009/33/EC