

...Your proactive estate agent



Wentbridge, Pontefract, WF8 3JJ
Offers Over £250,000



SITUATED IN THE SOUGHT AFTER VILLAGE OF WENTBRIDGE **GROUND FLOOR W.C ** DRESSING ROOM TO MASTER. This cottage briefly comprises: entrance hallway, ground floor w.c, lounge and kitchen. To the first floor are three bedrooms, family bathroom, en-suite shower room and dressing room to the master. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER.



GROUND FLOOR ACCOMMODATION

Entrance

Timber entrance door with two frosted glass panels leads into:

Entrance Hallway

3.27m x 0.91m (10'8" x 2'11")

With engineered wood flooring, staircase giving access to the first floor accommodation and brushed steel ceiling downlighters. Doors leading off.

Ground Floor W.C

Having a white suite comprising: low flush w.c and wall mounted wash hand basin with mosaic tiled splashbacks and chrome mixer tap over. Central heating radiator, ceramic floor tiling. ceiling mounted electric extractor fan and ceiling downlighters.

Kitchen

5.29m x 2.50m (17'4" x 8'2")

Having base, wall and tall units in a light oak effect finish with granite worktops and matching upstands. Single drainer stainless steel sink with chrome mixer tap over. Four ring 'Bosch' electric hob with brushed steel electric extractor over with built-in downlighters and fan assisted electric oven. Plumbing for automatic washing machine, integrated fridge freezer and tiling between units. uPVC double glazed 'Georgian' style window to the rear elevation. Engineered wood flooring, central heating radiator and uPVC double glazed 'Georgian' style window to the front elevation and brushed steel ceiling downlighters.

Open Plan Living/Dining Room

5.13 max x 4.30 max (16'9" max x 14'1" max)

Stone feature fireplace with decorative electric fire in a

brushed steel finish with decorative pebbles. Brushed steel ceiling downlighters, uPVC double glazed 'Georgian' style window to the side elevation, uPVC double glazed 'Georgian' style patio doors lead out to the rear. Central heating radiator.

FIRST FLOOR ACCOMMODATION

Landing

With timber spindles and balustrade, central heating radiator, access to loft and brushed steel ceiling downlighters. skylight to rear elevation. Doors leading off.

Bedroom One

3.78m x 3.46m (12'4" x 11'4")

Having brushed steel ceiling downlighters, central heating radiator and uPVC double glazed 'Georgian' style window to the front elevation. Aperture leads through to:

Dressing Area

1.82m x 1.22m (5'11" x 4'0")

Full height double wardrobes in a light oak effect finish with decorative brushed steel handles providing hanging and display shelving. Door leading to:

En-Suite Shower Room

1.84m x 1.24m (6'0" x 4'0")

Having a white suite comprising: enclosed shower cubicle with glass door with chrome fittings housing a mains shower with fixed and floating shower heads in chrome. Close coupled w.c and pedestal wash hand basin with chrome mixer tap s over and mosaic style splashback. Electric shaver point, ceramic floor tiling, chrome heated towel rail, ceiling mounted electric extractor fan and ceiling downlighters.

Bedroom Two

2.83m x 2.80m (9'3" x 9'2")

Brushed steel ceiling downlighters, central heating radiator and uPVC double glazed 'Georgian' style window to the side elevation.

Bedroom Three

2.65m x 2.49m (8'8" x 8'2")

Being 'L' shaped with brushed steel ceiling downlighters and uPVC double glazed 'Georgian' style window to the side elevation.

Family Bathroom

2.53m x 1.67 (8'3" x 5'5")

Having a modern white suite comprising: bath with side mounted chrome mixer tap over in a tiled base. Low flush w,c with concealed cistern, circular freestanding white sink with base mounted chrome mixer tap over sat on a white high gloss cupboard with pull out drawer storage. Walk-in shower cubicle with mains shower with chrome fittings. Tiled to ceiling height to all walls, uPVC double glazed 'Georgian' style frosted window to the rear elevation and chrome heated towel rail. Wall mounted electric extractor fan.

EXTRERIOR

Front

Off street parking area with electric charger point and wall mounted courtesy lantern.

Rear

Courtyard enclosed with stone wall and flagged patio area.

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: D

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: OIL
Sewerage:
Water: Mains

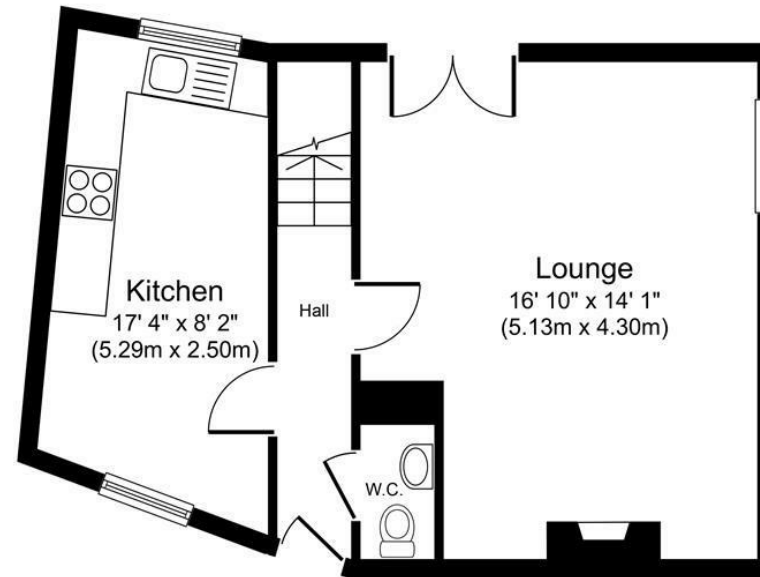
Broadband: Superfast
Mobile: 4G

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
426 sq. ft.
(39.6 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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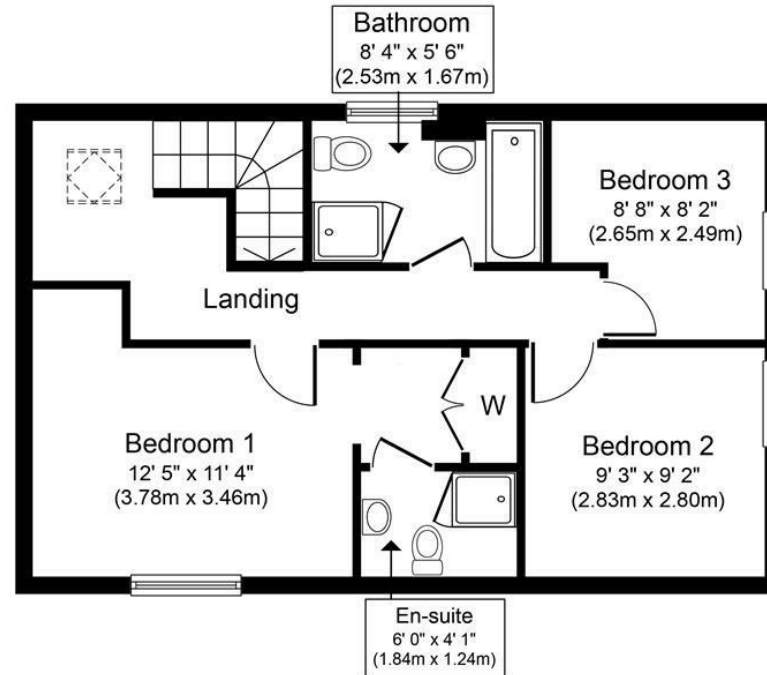
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First Floor
Approximate Floor Area
500 sq. ft.
(46.5 sq. m.)

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Energy Efficiency Rating		Current	Potential
All energy efficient - lower running costs			
100 kWh/m ² A+			
91 kWh/m ² B			
81 kWh/m ² C			
71 kWh/m ² D			
61 kWh/m ² E			
51 kWh/m ² F			
41 kWh/m ² G			
All energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
100 g/kWh A+			
90 g/kWh B			
80 g/kWh C			
70 g/kWh D			
60 g/kWh E			
50 g/kWh F			
40 g/kWh G			
All environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

