

Park Row

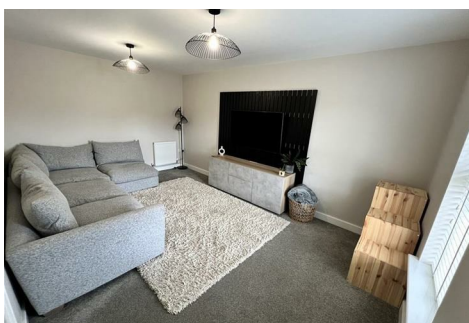


The Hawthorns, Pontefract, WF8 2WN

Offers Over £300,000



****DETACHED THREE STOREY HOUSE**GROUND FLOOR W.C**OFF STREET PARKING**** This beautiful family home briefly comprises: entrance hallway, ground floor w.c, living room and breakfast kitchen. To the first floor are three bedrooms and family bathroom. To the second floor is the master bedroom with en-suite shower room. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND LOCATION OF THE PROPERTY ON OFFER.**



GROUND FLOOR ACCOMMODATION

Entrance

Composite entrance door with double glazed frosted panel leading into:

Entrance Hallway

16'8" x 4'2" (5.09m x 1.29m)

Having staircase giving access to the First Floor Accommodation with timber spindles and balustrade. Understairs storage cupboard, central heating radiator, telephone point and keypad for burglar alarm. Doors leading off.

Ground Floor w.c

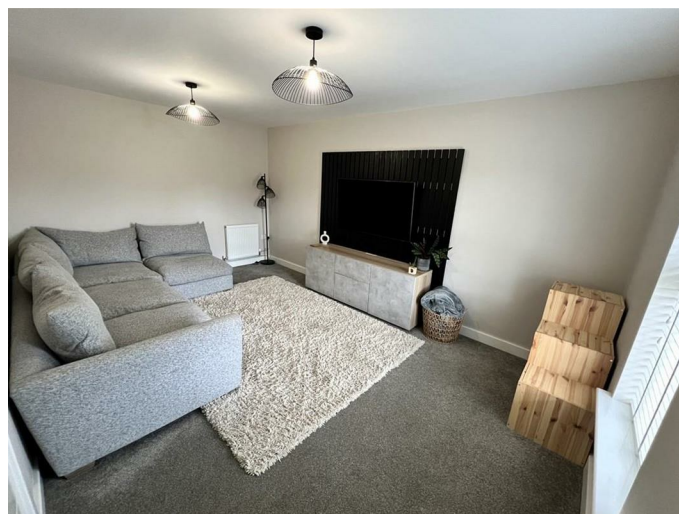
6'0" x 2'11" (1.85m x 0.89m)



With modern white suite comprising: close coupled w.c and pedestal wash hand basin with chrome mixer tap over and tiled splashback. Central heating radiator, ceiling mounted electric extractor fan and ceramic floor tiling.

Lounge

16'7" x 10'11" (5.07m x 3.35m)



Having two central heating radiators, uPVC double glazed window to the front elevation and telephone point.



Breakfast Kitchen

18'5" x 9'3" (5.62m x 2.82m)



Having base, wall and tall units in a grey finish with square edge laminated work top. Four ring 'Neff' electric hob with brushed steel splashback and 'Neff' fan assisted electric oven. One and a half drainer 'Franke' sink in stainless steel with chrome mixer taps over. Integrated fridge freezer, dishwasher and washing machine. Chrome ceiling downlighters, ceramic floor tiling, two central heating radiators, uPVC double glazed window overlooking rear garden and uPVC double glazed double doors leading out to rear garden.



FIRST FLOOR ACCOMMODATION

Landing

11'4" x 4'3" (3.46m x 1.31m)

With timber spindles and balustrade and further staircase giving access to the Second Floor Accommodation. Storage cupboard housing the central heating cylinder, central heating radiators and doors leading off.

Bedroom Two

14'2" x 9'8" (4.32m x 2.95m)



Central heating radiator and uPVC double glazed window to the front elevation overlooking the green.



Bedroom Three
12'9" x 9'1" (3.91m x 2.79m)

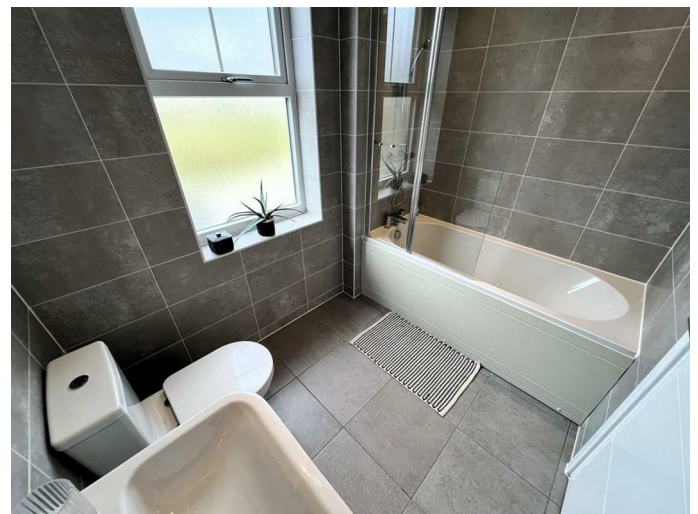


Bedroom Four
9'3" x 9'0" (2.84m x 2.75m)



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

Family Bathroom
8'4" x 6'0" (2.55m x 1.83m)



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

Having a modern white suite comprising: panel bath with chrome mixer tap over and mains shower above with chrome fittings and glass shower screen. Pedestal wash hand basin with chrome mixer tap over and close coupled w.c. Central heating radiator, ceiling mounted electric extractor fan and chrome ceiling downlighters. Tiled to ceiling height to all walls, including ceramic floor tiling. UPVC double glazed frosted window to the front elevation.

SECOND FLOOR ACCOMMODATION

Landing

Central heating radiator, access to the loft and door leading to:

Bedroom One

20'6" max x 15'0"ax (6.27 max x 4.58max)



(Being 'L' shaped)

With fitted wardrobes to one wall with four grey sliding doors, two central heating radiators, brushed steel ceiling downlighters and four 'Velux' style uPVC double glazed windows to the front elevation with built-in blinds. Door leads to:



En-Suite

8'1" x 5'10" (2.47m x 1.78m)



Having a white suite comprising: corner shower cubicle with glass sliding doors, housing mains shower with chrome fittings with fixed and floating shower head. Pedestal wash hand basin with chrome mixer tap over and tiled splashbacks. Low flush W.C, central heating radiator, uPVC double glazed 'Velux' style window to the rear elevation, ceramic floor tiling and ceiling downlighters.

EXTERIOR

Front



Small lawned buffer garden, flagged pathway gives access to front door with small storm porch over and courtesy lighting. Decorative pebbled area and tarmac driveway leading down the side of the property providing off street parking for two/three vehicles. Driveway leads to a detached stone built garage with up and over door, power and light connected. Electric vehicular charging point, timber pedestrian access gate gives access to the rear.

Rear



Fully enclosed with combination of perimeter wall and perimeter fence with flagged patio area, soft bark play area and artificial grass lawned area. PIR operated lighting and outside tap.



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: E

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

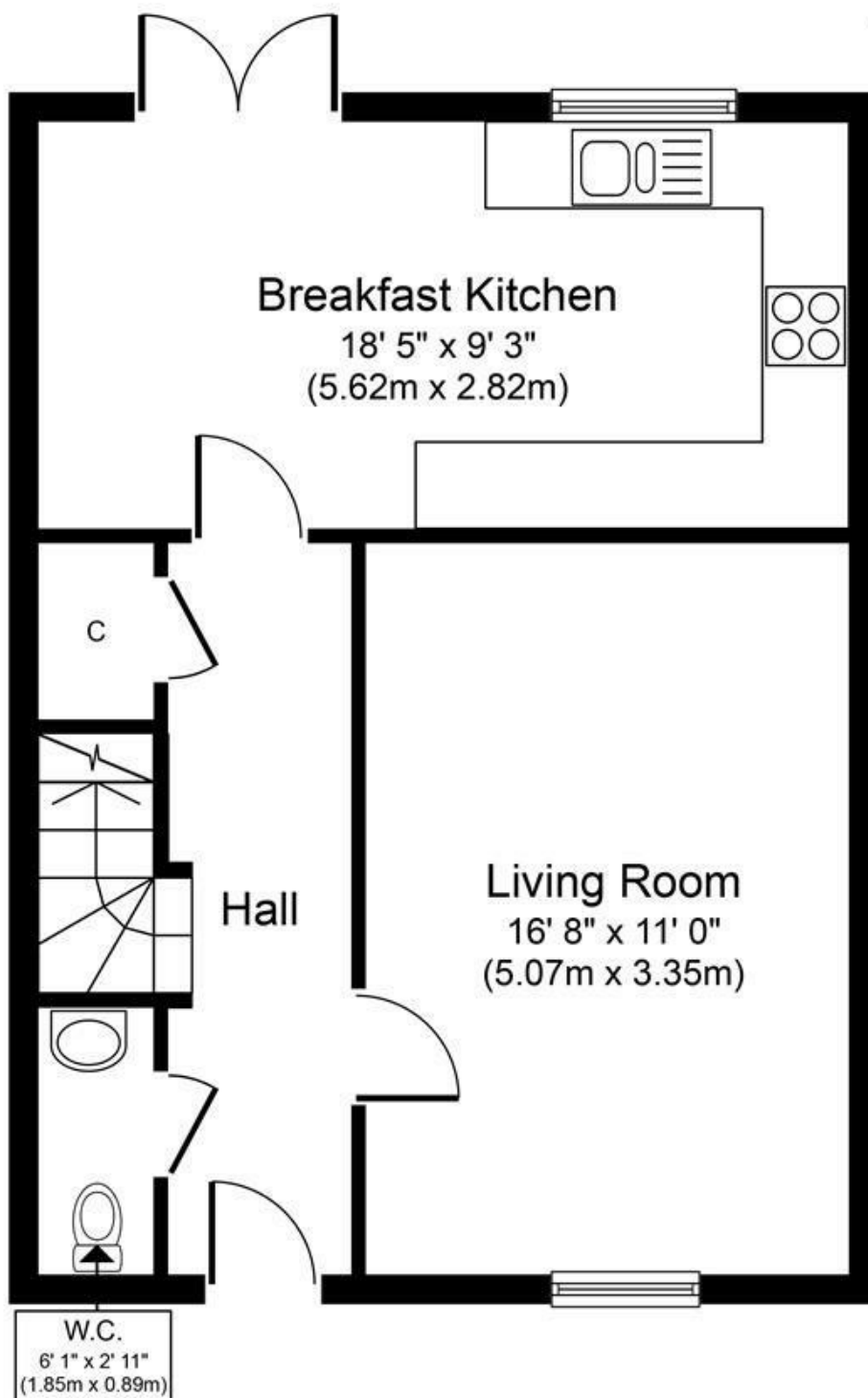
Broadband: Ultrafast
Mobile: 5G

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.

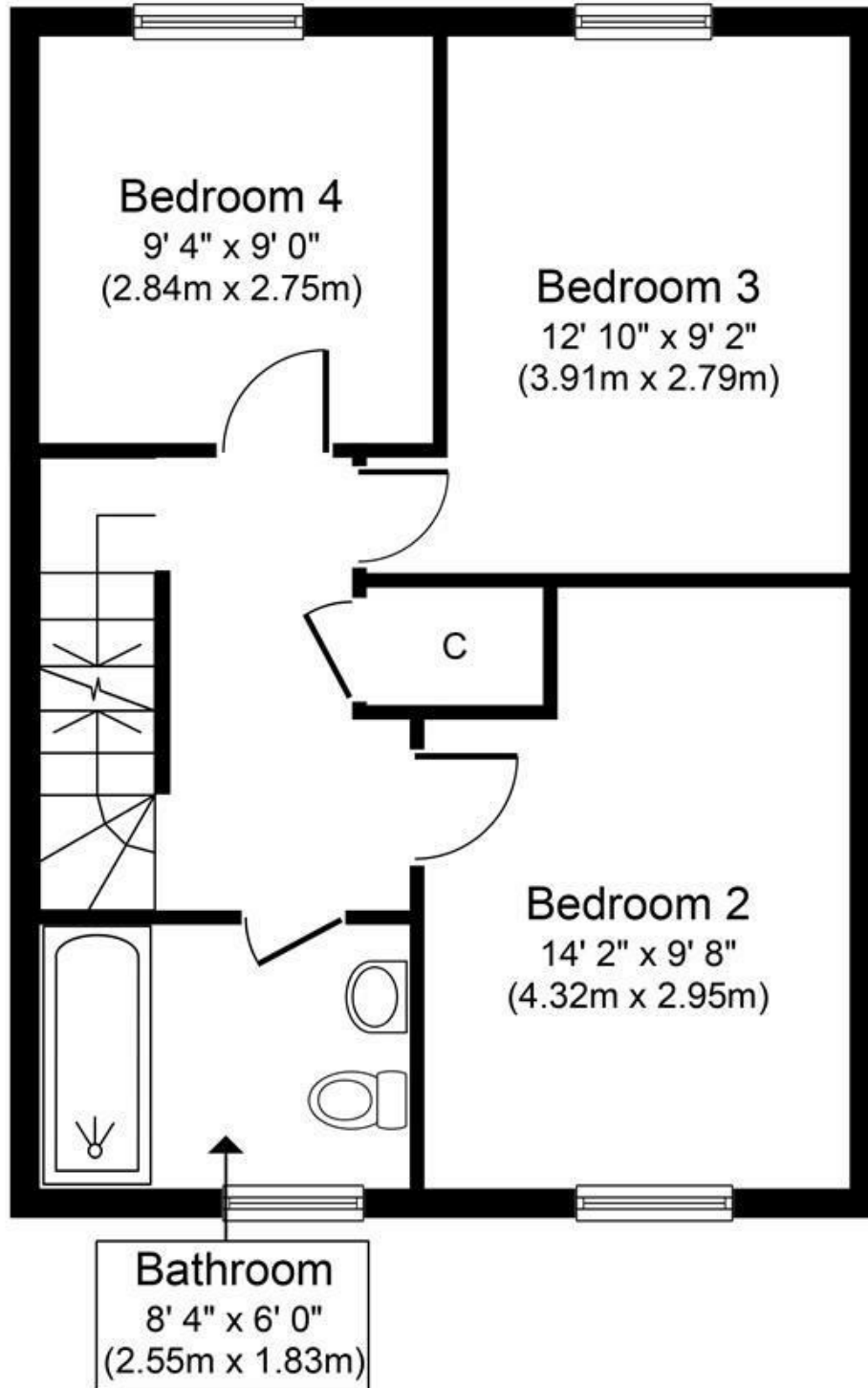




Ground Floor
Approximate Floor Area
483 sq. ft.
(44.9 sq. m.)

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.

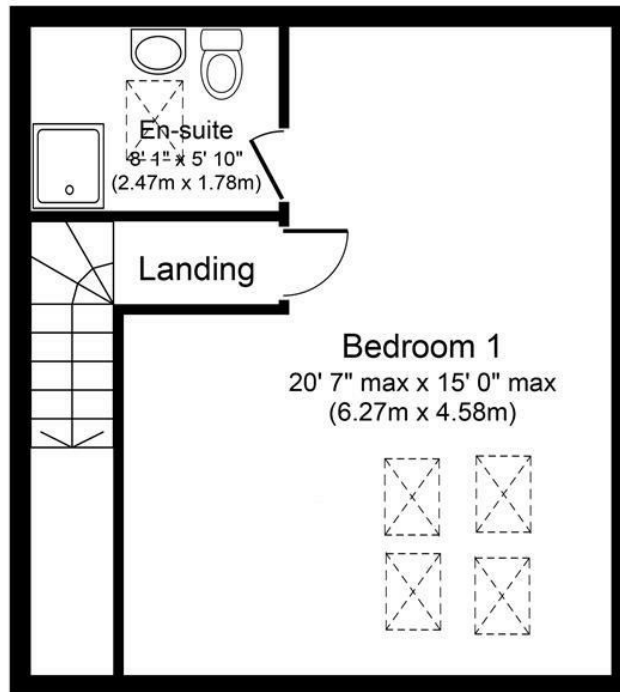
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First Floor
Approximate Floor Area
483 sq. ft.
(44.9 sq. m.)

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Second Floor
Approximate Floor Area
379 sq. ft.
(35.2 sq. m.)

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