

# Park Row



Haydock Avenue, Castleford, WF10 5ZH

Offers Over £180,000



MODERN TERRACE HOUSE\*\* GROUND FLOOR W.C\*\*CLOSE TO LOCAL AMENITIES. This two bedroom end terrace house briefly comprises: entrance hallway, ground floor w.c . open plan kitchen diner and living space. To the first floor are two bedrooms and bathroom. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF PROPERTY ON OFFER.



## GROUND FLOOR ACCOMMODATION

### Entrance

Composite entrance door with double glazed panel leading into:

### Entrance Hallway

Having staircase leading to the First Floor Accommodation with timber spindles and balustrade. Telephone point, laminate wood flooring, central heating radiator, understairs storage cupboard and doors leading off.

### Ground Floor W.C



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

### Kitchen Diner

27'6" x 14'5" (8.40m x 4.40m)



Having base, wall and tall units in a grey finish with rose gold effect handles. Square edge laminated work tops and tiled splashbacks. Four ring electric hob with brushed steel

splashback, fan assisted 'Neff' electric oven and 'Neff' brushed steel electric extractor with built-in downlighters. Single drainer stainless steel sink with chrome mixer tap over. Plumbing for automatic washing machine, space for fridge freezer and uPVC double glazed window to the front elevation. UPVC double glazed window to the front elevation. Central heating radiator, ceiling mounted electric extractor fan and aperture leads through to:



### Living Area



UPVC double glazed double patio doors give access to the rear garden. Two central heating radiator, television point and laminate wood flooring.

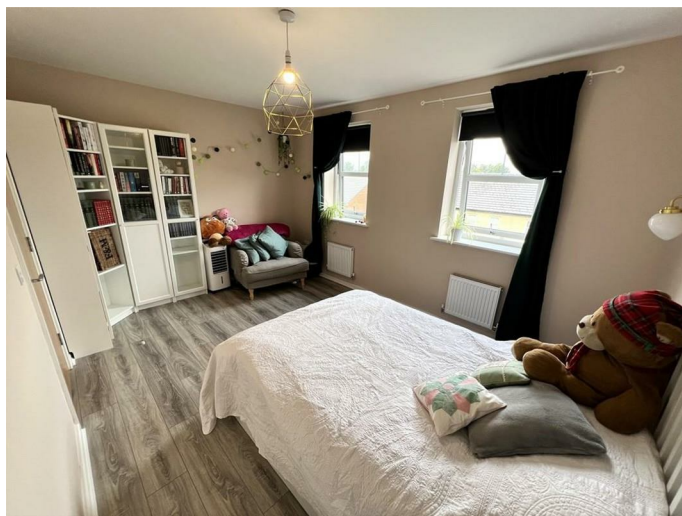
## FIRST FLOOR ACCOMMODATION

### Landing

With mains powered smoke alarm with battery back-up. Single central heating radiator, built-in storage cupboard and access to the loft. Doors leading off.

### Bedroom One

14'5" x 10'0" (4.40m x 3.07m)



Having laminate wood flooring, two central heating radiators and two uPVC double glazed windows overlooking the rear garden.



### Bedroom Two

14'6" x 10'0" (4.44m x 3.06m )



Central heating radiator, two uPVC double glazed windows to the front elevation and laminate wood flooring.



## Family Bathroom

7'8" x 6'9" (2.34m x 2.08m)



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 tiled splashback. Low flush w.c. Ceiling mounted electric extractor fan.

## EXTERIOR

### Front



Flagged pathway gives access to the front door with storm porch over. Outside tap, small lawned area and small hedge. Tarmac driveway leads down the side of the property providing off street parking for two cars. Timber pedestrian gate gives access to:

### Rear



Fully enclosed with perimeter fence, lawned area and flagged patio area.

## 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: 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

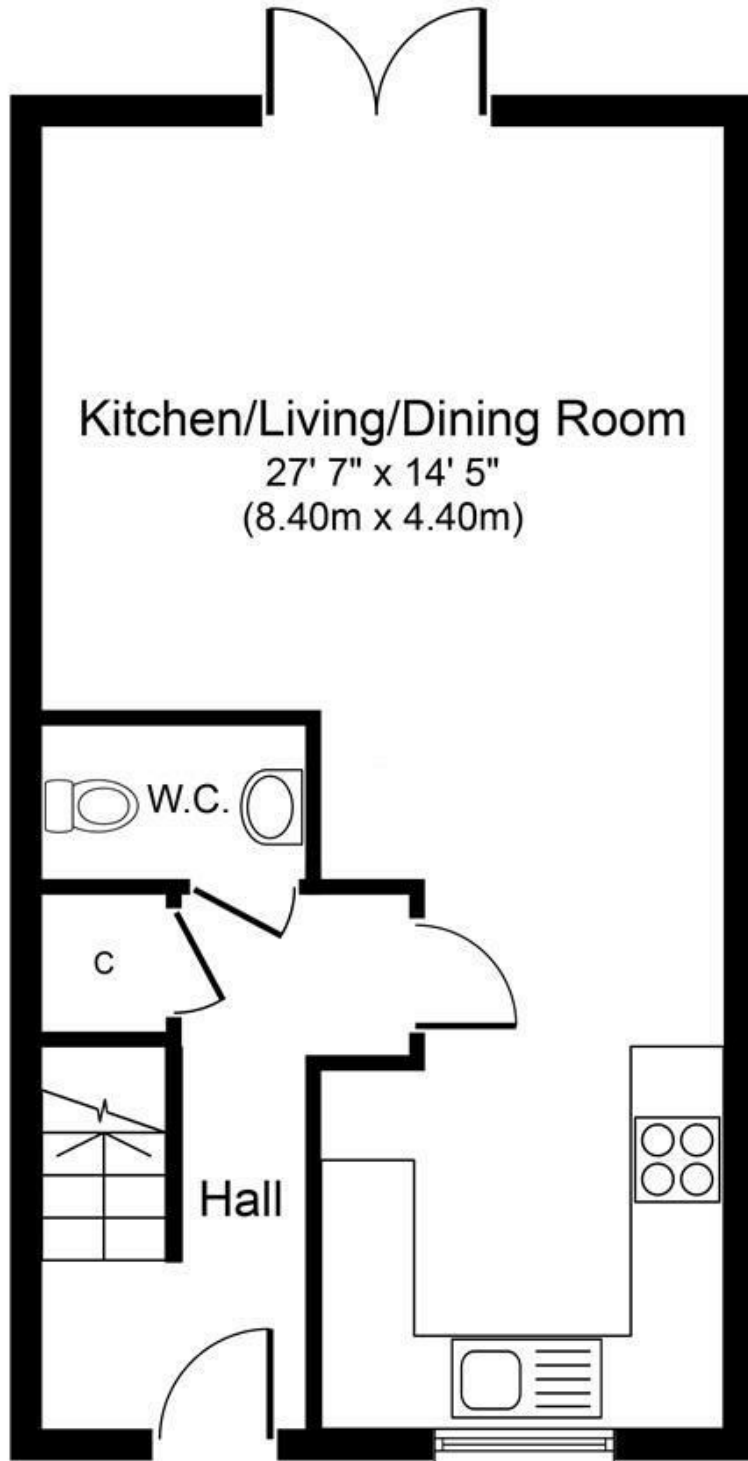
Broadband: Ultrafast  
Mobile: 4G

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.

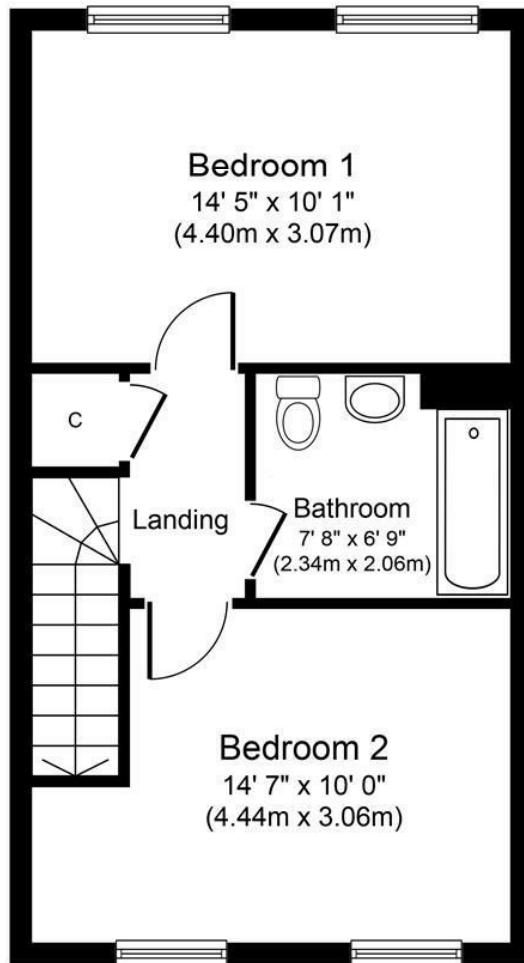




**Ground Floor**  
**Approximate Floor Area**  
**398 sq. ft.**  
**(37.0 sq. m.)**

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. 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**  
**398 sq. ft.**  
**(37.0 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
A 92-100	84	A 92-100	96
B 81-91			
C 69-80			
D 55-68			
E 39-54			
F 21-38			
G 1-20			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	