

...Your proactive estate agent



Vicarage Gardens, Featherstone, Pontefract, WF7 6NH
Offers In Excess Of £160,000



****SEMI DETACHED HOUSE** OFF STREET PARKING** KITCHEN DINER** CLOSE TO LOCAL AMENITIES.** This property is situated in Featherstone and briefly comprises: entrance hallway, living room and kitchen diner. To the first floor are three bedrooms and bathroom. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND POSITION OF THE PROPERTY ON OFFER.**



GROUND FLOOR ACCOMMODATION

Entrance

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

Hallway

Laminate wood flooring, central heating radiator, smoke alarm, stairs giving access to the First Floor Accommodation and uPVC double glazed window to the front elevation. Door leading through into:

Lounge

4.72m x 4.14, (15'5" x 13'6",)

Having feature fire surround in cream timber finish, laminate wood flooring, uPVC double glazed window to the front elevation and central heating radiator. Television point and coving. Door leading through into:



Kitchen

4.14m x 2.69m (13'6" x 8'9")

Having base and wall units in a cream finish with chrome handles and roll top laminated work tops. Four ring

brushed steel gas hob with electric extractor over with built-in downlighters and fan assisted electric oven. Plumbing for washing machine, laminate wood flooring and central heating radiator. UPVC double glazed window and uPVC double doors to the rear elevation.



FIRST FLOOR ACCOMMODATION

Landing

Access to the loft, timber spindles and balustrade and doors leading off.

Bedroom One

4.18m x 3.10m (13'8" x 10'2")

Having two uPVC double glazed windows to the front elevation and central heating radiator. Built-in cupboard housing the hot water cylinder and additional shelved storage space. Built-in triple wardrobe with decorative handles.



Bedroom Two

3.16m x 2.25m (10'4" x 7'4")

Central heating radiator, coving and uPVC double glazed window overlooking the rear garden.



Bedroom Three

3.16m x 2.25m (10'4" x 7'4")

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



Family Bathroom

2.24m x 1.60m (7'4" x 5'2")

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



EXTERIOR

Front

Tarmac off street parking area leading to garage with up and over door, power and light connected. Laid to lawn with shrubs and flagged steps give access to the front door with courtesy light.



Rear

Fully enclosed with perimeter fence, laid to lawn with raised decking area, concrete hardstanding area, outside tap and outside light.



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

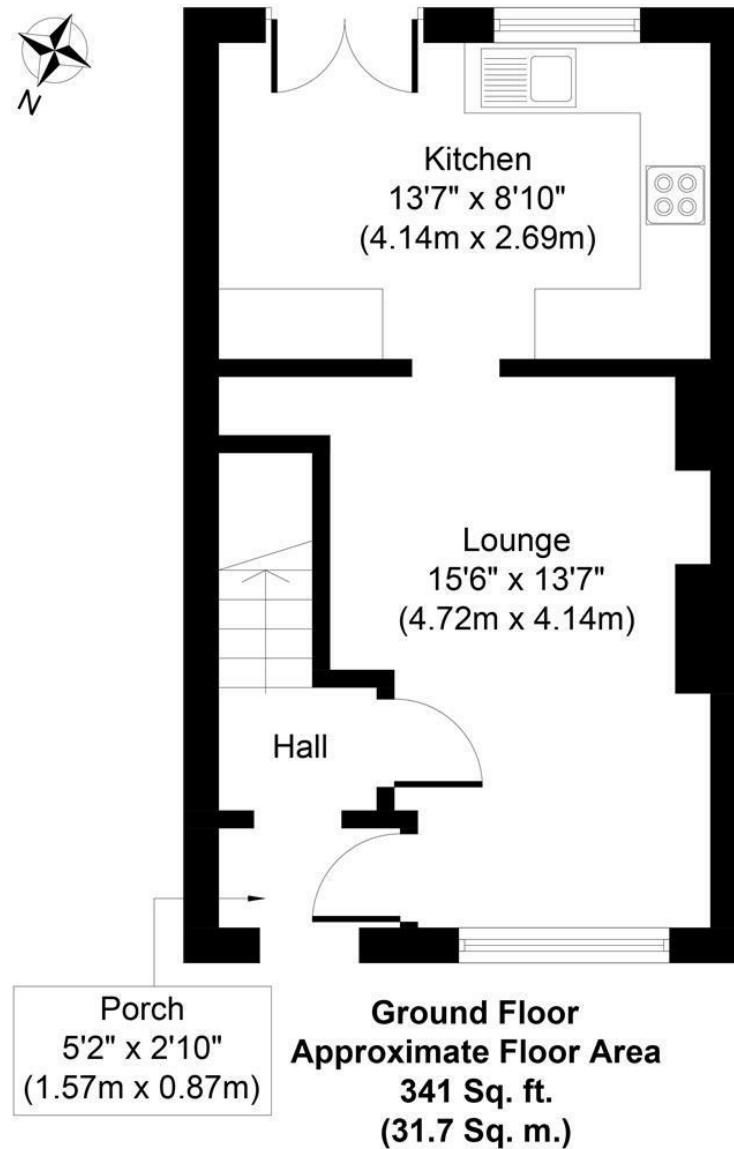
Mobile: 5G

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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.



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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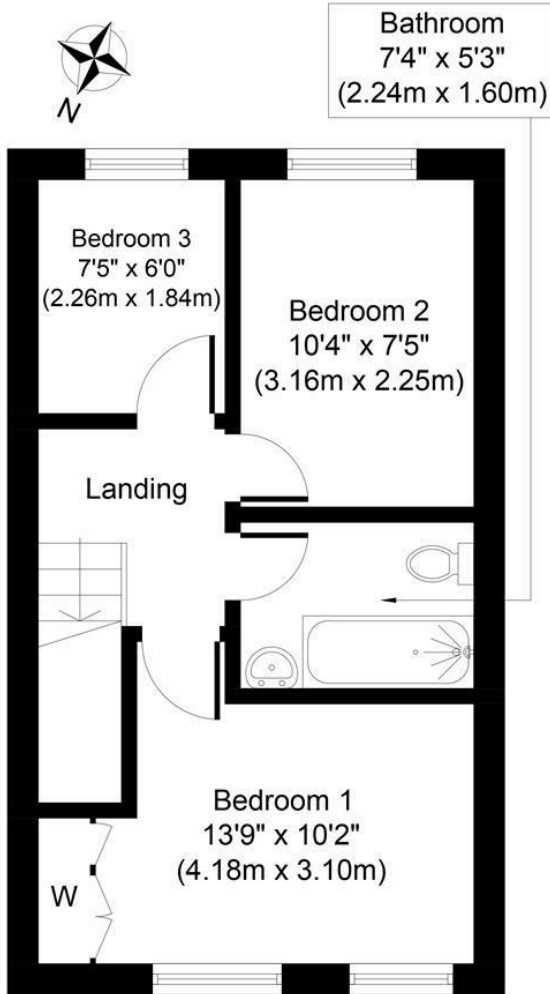
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First Floor
Approximate Floor Area
341 Sq. ft.
(31.7 Sq. m.)

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