

# Park Row



**Rock Hill, Castleford, WF10 4RE**

**Guide Price £275,000**



**\*\* MODERN KITCHEN \*\* SHOWER ROOM \*\* LOUNGE/DINER \*\* ATTIC ROOM \*\* THREE STABLES/STORAGE AREAS \*\* DOUBLE GARAGE/WORKSHOP \*\*** Situated in Castleford this property briefly comprises: entrance hallway, ground floor shower room, kitchen, lounge/diner, two inner hallways, three bedrooms. To the first floor is the attic room with walk-in wardrobe and further storage room. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE OF THE PROPERTY ON OFFER.**



## GROUND FLOOR ACCOMMODATION

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £275,000

### Entrance

uPVC stable door with double glazed frosted panel to the top half leads into:

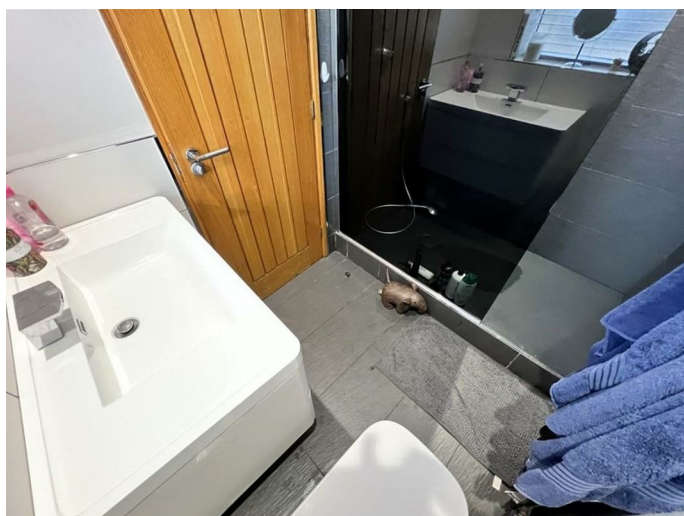
### Entrance Hallway

7'4" x 3'3" (2.26m x 1.01m)

Having doors leading off.

### Ground Floor Shower Room

7'3" x 5'4" (2.22m x 1.65m)



Having a walk-in open shower cubicle, tiled to ceiling height in a black tile and smoked glass panel housing a mains shower with chrome fittings, fixed and floating shower head. White wall mounted vanity wash hand basin with chrome mixer taps over and white high gloss drawers beneath. Low flush w.c, tiled to the half way point with a white tile to all other walls. Wall mounted electric extractor fan, ceiling downlighters, uPVC double glazed frosted window to the side elevation.

### Kitchen

10'2" x 7'4" (3.12m x 2.26m)



Having base, wall and tall units in a grey finish with square edge laminated worktops with matching upstands. One and a half drainer 'Franke' sink in black with chrome mixer taps over. Four ring 'AEG' induction hob with glass splashback and electric extractor over and fan assisted double oven. Integrated washing machine, uPVC double glazed window to the side and ceiling downlighters. Door leads to:

### Lounge/Dining Area

23'3" x 12'4" (7.09m x 3.78m)



Fully tiled fire opening with chrome trim and tiled raised hearth (all set up for a wood burning stove). Engineered wood flooring, uPVC double glazed patio doors giving access to the front elevation and television point. Two modern central heating radiators. Power for two wall lights and door leading to:



### Inner Hallway

Further door leading to second inner hallway and doors leading off.

### Bedroom One

12'3" x 11'5" (3.74m x 3.48m )



uPVC double glazed window to the front elevation, engineered wood flooring and modern central heating radiator. Double sliding doors with mirrored fronts give access to walk-in wardrobe (used to be initial front entrance and still has uPVC door to the front that could be reopened if required).



### Bedroom Two

11'6" x 9'1" (3.52m x 2.78m)



uPVC double glazed window to the side elevation, central heating radiator and television point.

### Second Inner Hallway

Staircase giving access to first floor accommodation with timber spindles and balustrade. Further door gives access to:

### Bedroom Three

16'4" x 6'11" (4.98m x 2.12m )



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

### FIRST FLOOR ACCOMMODATION

### Attic Room

20'1" x 10'6" (6.14m x 3.22m )



With timber spindles and balustrade, four 'Velux' style timber double glazed windows with built-in blinds to the front and rear elevations. Under eaves storage area, built-in pull out drawers in a white finish. Twin louvre doors lead to walk-in wardrobe. Further door gives access to further storage area which hosts the central heating boiler and system (un-vented water system).

### EXTERIOR

#### Front

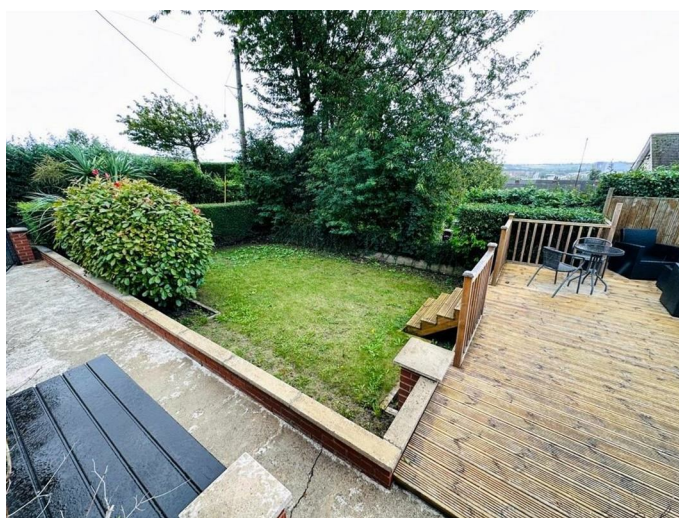
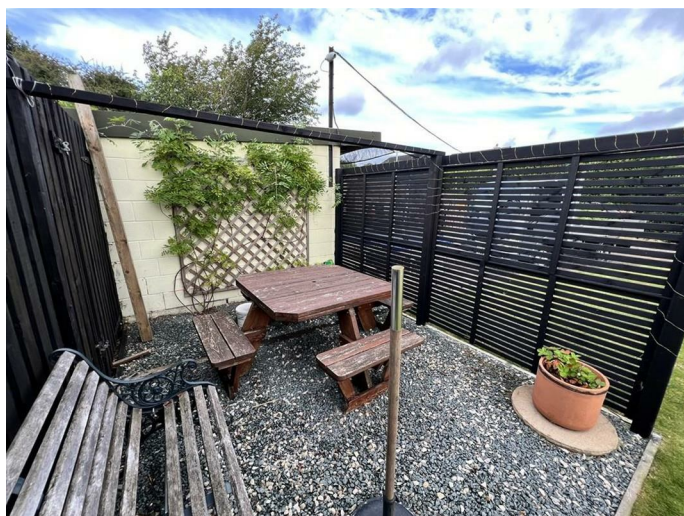


Accessed via a gravel track to the front is mainly laid to lawn with a raised decking area with timber spindles and balustrade. Enclosed with perimeter hedging and timber gate Steps lead up to the unused front door.

## Side



Block paved off street parking area, providing off street parking for four vehicles, further concrete off street parking area for further vehicle. Courtesy lanterns, outside power point and outside tap. Stoned area for a further vehicle. The driveway continues to a double garage with electrically operated roller shutter door and additional parking. Three separate stables currently used for storage. further lawned area enclosed with perimeter hedging.





Rear



## Aerial Shots



## 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

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.

### AUCTIONEERS ADDITIONAL COMMENTS

**Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.


Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**

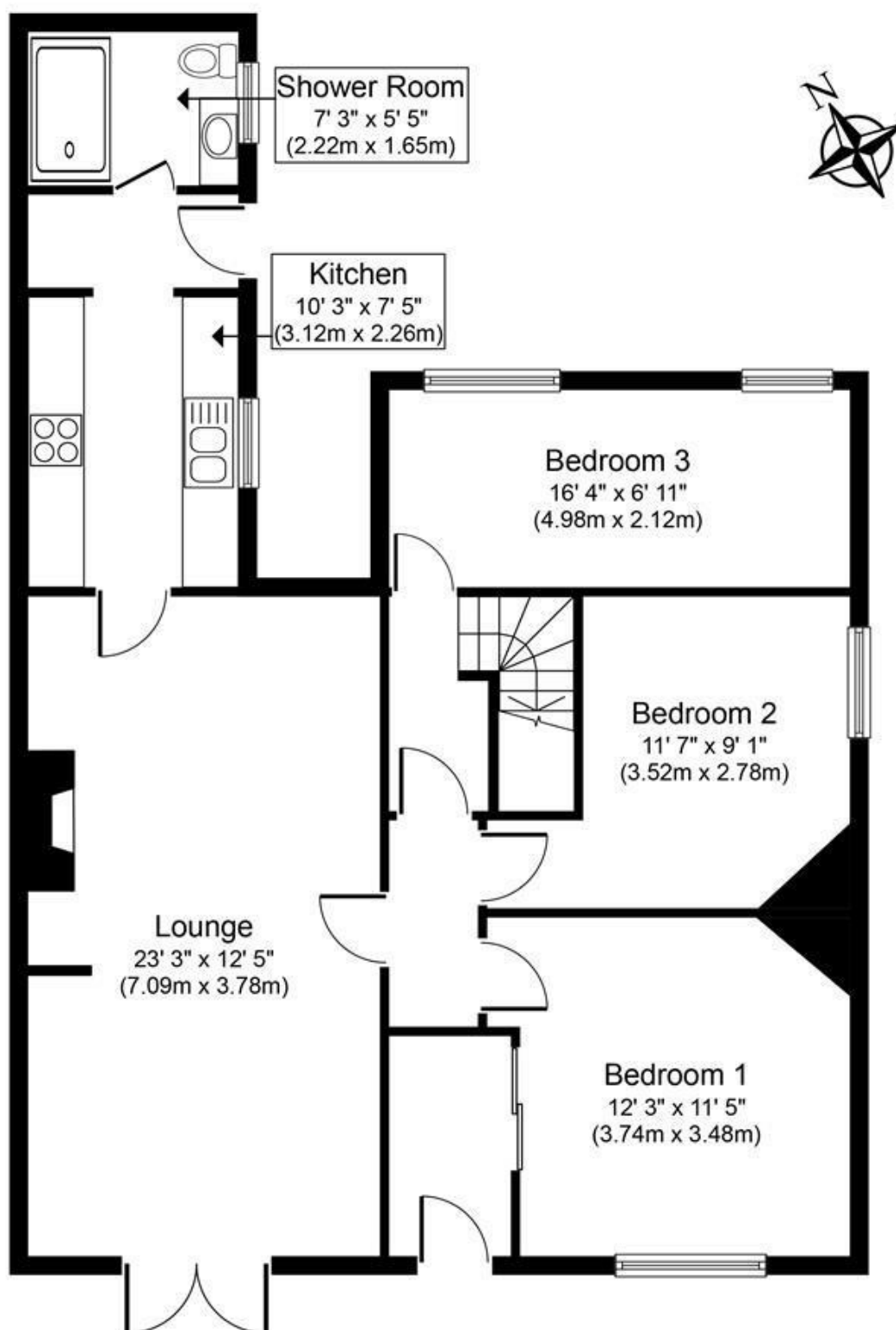
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent



to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

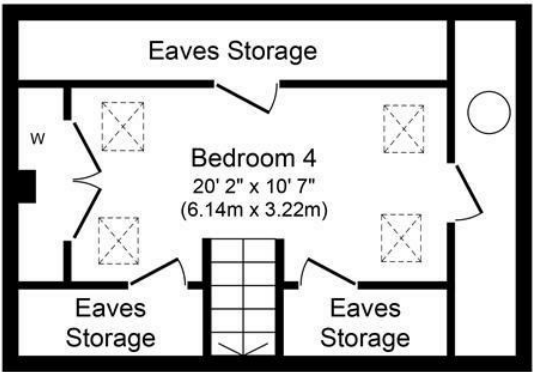




**Ground Floor**  
**Approximate Floor Area**  
**940 sq. ft.**  
**(87.3 sq. m.)**

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  
273 sq. ft.  
(25.4 sq. m.)

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