

Park Row

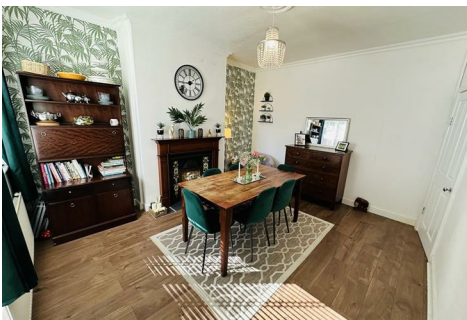


Cambridge Street, Normanton, WF6 1ES

Offers In Excess Of £230,000



THREE STOREY END TERRACE HOUSE ~ FOUR BEDROOMS ~ MODERN BREAKFAST KITCHEN~ CLOSE TO LOCAL AMENITIES. This property is situated in Normanton and briefly comprises: entrance hallway, lounge, dining room and breakfast kitchen. To the first floor are three bedrooms and bathroom. To the second floor is the master bedroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER.



GROUND FLOOR ACCOMMODATION

Entrance

Composite panel effect door with two double glazed panels to the top section leading into:

Entrance Hallway

16'6" x 3'5" (5.03m x 1.05m)



uPVC skylight over the front door, traditional cornice to the ceiling and matching decorative archway. Central heating radiator and wood effect flooring. Stairs leading to the first floor accommodation with handrail. Doors leading off.

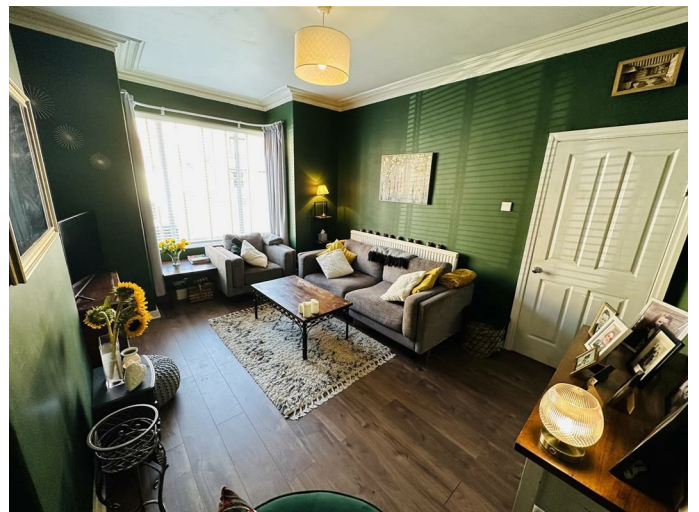


Lounge

15'9" x 11'10" (4.81m x 3.62m)

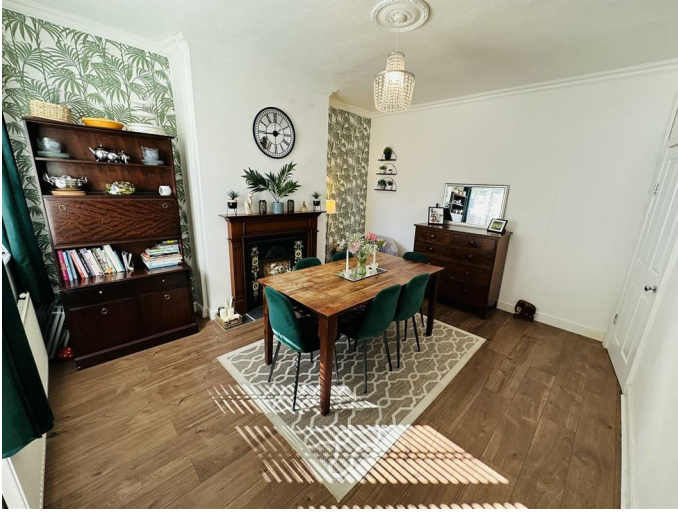


uPVC double glazed bay window to the front elevation, central heating radiator, television point and wood effect flooring.



Dining Room

14'4" x 12'3" (4.39m x 3.75m)



Having an 'Adams' style fire place with decorative surround and slate hearth. Central heating radiator, uPVC double glazed window to the rear elevation and wood effect flooring. Door leading to:



Breakfast Kitchen

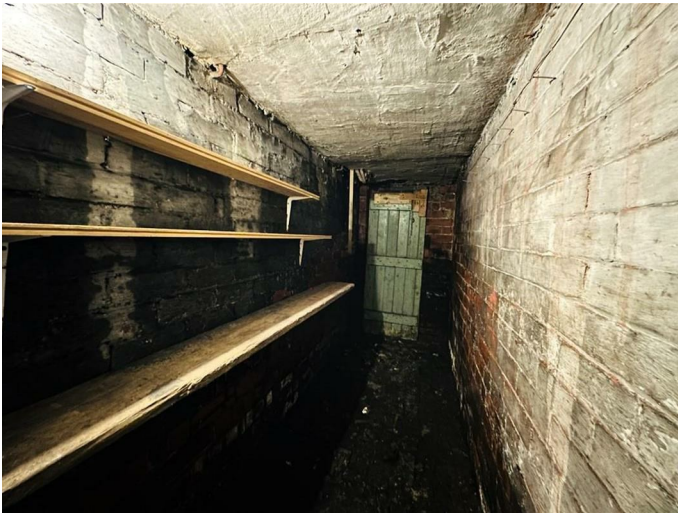
14'9" x 8'1" (4.52m x 2.47m)



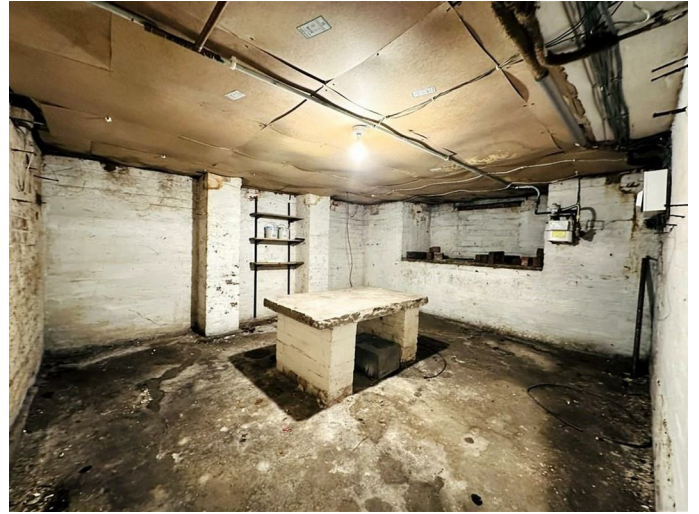
Having a range of base and wall units with wood grain effect doors with brushed chrome handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into a granite effect laminated work surface. Electric cooker point, brushed steel electric extractor fan over benefitting from downlighting. 'Worcester Bosch' central heating boiler in the kitchen. Breakfast bar area, plumbing for washing machine, integrated dishwasher. Tiled effect flooring and integrated wine rack, central heating radiator and door leading to stairs giving access to the cellar.



BASEMENT: Cellar One
10'1" x 3'6" (3.08m x 1.07m)

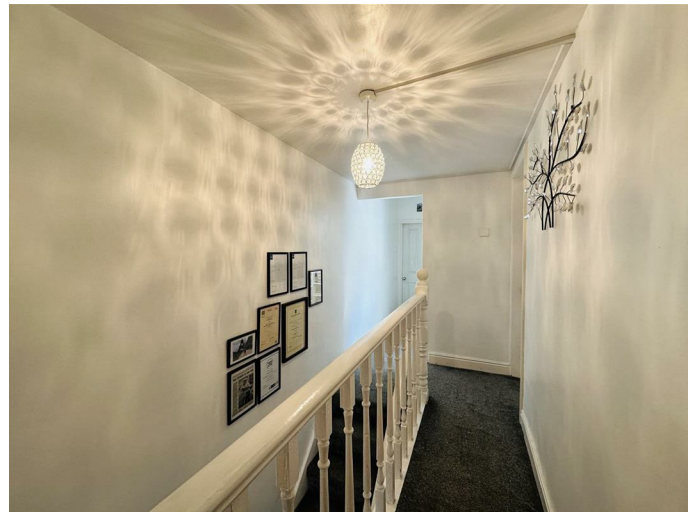


Cellar Two
13'1" x 11'10" (3.99m x 3.62m)



FIRST FLOOR ACCOMMODATION

Landing



Further balustrade and turned spindles, door leading to storage cupboard and further stairs leading to the second floor accommodation. Further door leading to understairs storage cupboard. Doors leading off.



Bedroom Two
15'8" x 13'1" (4.78m x 4.01m)



uPVC double glazed window to the front elevation and central heating radiator.



Bedroom Three
14'4" x 9'10" (4.39m x 3.01m)



uPVC double glazed window to the rear elevation, central heating radiator and exposed stained timber floorboards.



Bedroom Four/Study

6'11" x 4'11" (2.11m x 1.50m)



uPVC double glazed window to the side elevation and central heating radiator. Wood effect flooring.

Family Bathroom

8'0" x 7'4" (2.46m x 2.24m)



Having white panel bath with chrome taps over and tiled splashback. Separate shower cubicle white trimmed chrome shower and tiled to three quarter height. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over and tiled splashback. uPVC double glazed frosted window to the rear elevation, central heating radiator and tiled flooring.

SECOND FLOOR ACCOMMODATION

Landing

Door leading off.

Bedroom One

15'4" x 12'5" (4.69m x 3.81m)



Door leading to storage cupboard/wardrobe with hanging and storage space. Timber framed double glazed skylight windows to the front and rear elevations. Central heating radiator.



Views from Bedroom



EXTERIOR

Front



Storm porch, flagged pathway leading away from the property. Crushed slate forecourt area, boundaries defined by brick wall.



Side

Further bricked pathway running along the side of the property. Timber pedestrian access gate give access to:

Rear



Flagged pathway running along the rear, lawned garden with herbaceous borders and mature established trees and shrubs. Fully enclosed with brick wall with timber trellising. 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: A

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

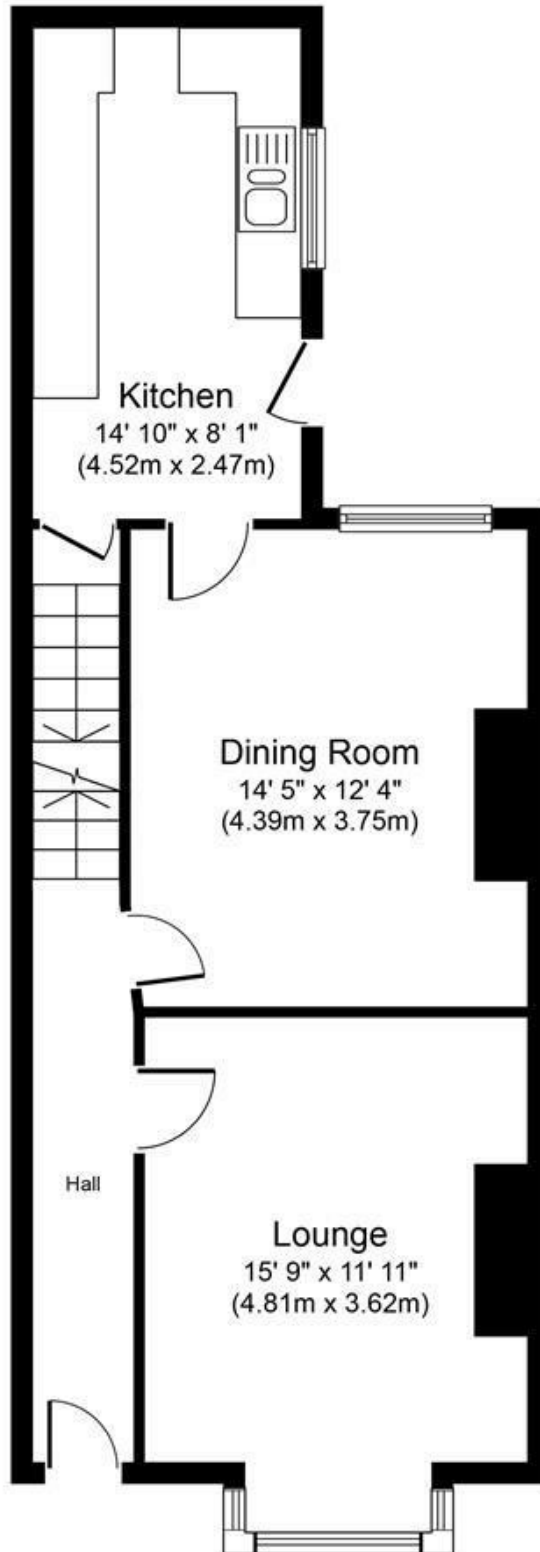
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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

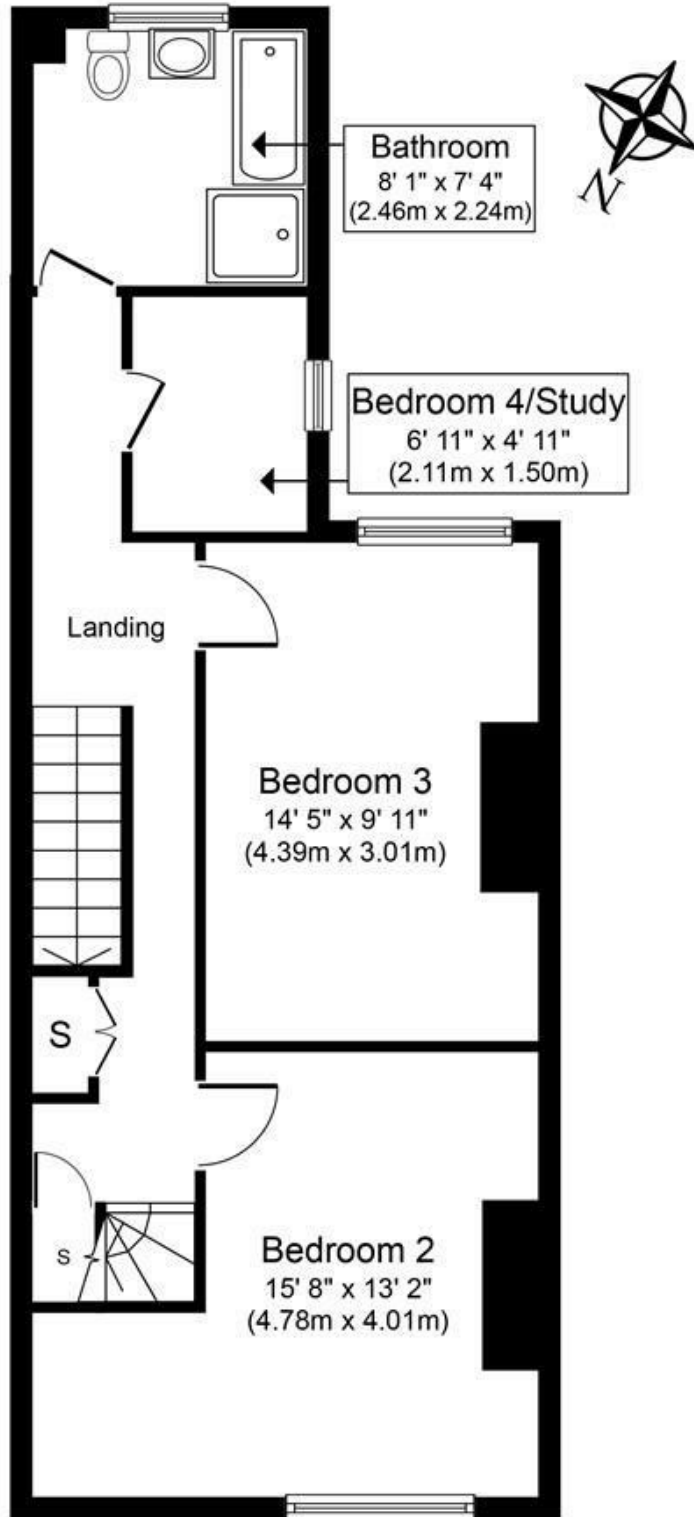
further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
555 sq. ft.
(51.5 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.

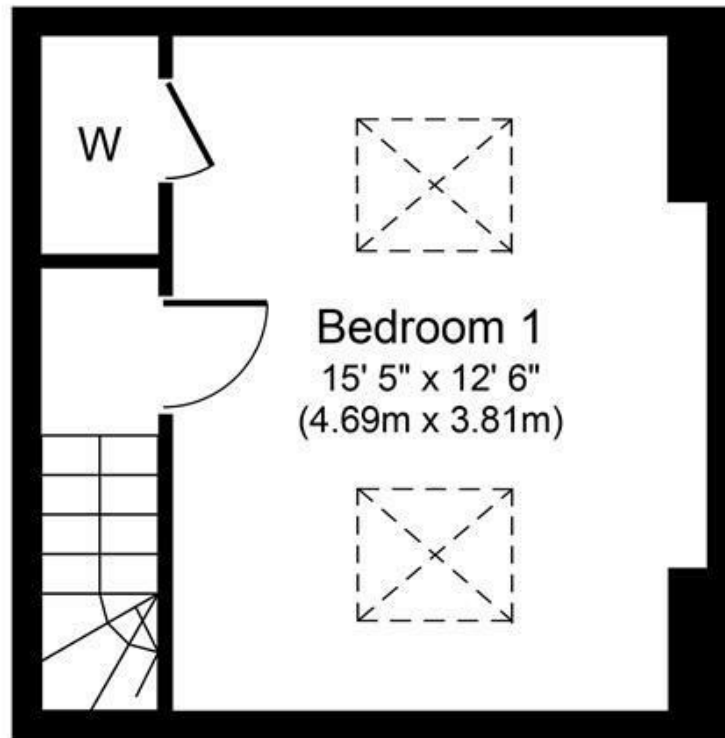
Copyright V360 Ltd 2024 | www.houseviz.com



First Floor
Approximate Floor Area
543 sq. ft.
(50.4 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.

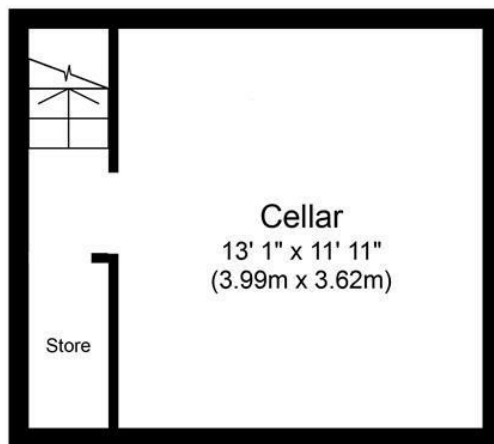
Copyright V360 Ltd 2024 | www.houseviz.com



Second Floor
Approximate Floor Area
226 sq. ft.
(21.0 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.

Copyright V360 Ltd 2024 | www.houseviz.com



Basement
Approximate Floor Area
196 sq. ft.
(18.2 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.
 Copyright V360 Ltd 2024 | www.houseviz.com

T 01977 791133
W www.parkrow.co.uk

18 Cornmarket, Pontefract, West Yorkshire, WF8 1BJ
 pontefract@parkrow.co.uk

