

# Park Row



**Priory Chase, Pontefract, WF8 1TH**

**Offers In Excess Of £100,000**



**\*\*PARKING SPACE\*\* EN-SUITE\*\*** Situated in Pontefract this first floor apartment briefly comprises; entrance lobby, entrance hallway, open plan lounge/diner and kitchen, two bedrooms, family bathroom and en-suite to master. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'



## GROUND FLOOR ACCOMMODATION

### Entrance

Property is accessed via a secure communal entrance.

## FIRST FLOOR ACCOMMODATION

### Entrance

Entered via timber security door into:

### Entrance Lobby

3'9" x 3'5" max (1.15 x 1.05 max)

Single central heating radiator and further door leading into:

### Hallway

Irregular shape. Single central heating radiator and doors leading off. Handy storage cupboard.

### Kitchen/Lounge Diner

18'5" x 16'9" max (5.62 x 5.12 max)



L-shaped fitting around bedroom one. Kitchen area has a full range of fitted base and wall units with an integrated four burner gas hob. Electric oven and brushed stainless steel extractor hood with brush stainless steel splashback. One and a half bowl stainless steel sink and drainer with chrome mixer tap over. Work tops are a granite effect laminate with matching splashbacks. Fully integrated washing machine less than one year old, and freestanding fridge. Recess ceiling downlighters to the kitchen area. Slate tile effect vinyl floor. Lounge diner benefits two double central heating radiators. UPVC double glazed Georgian style window to the front elevation and uPVC double glazed french doors with matching uPVC side panels double glazed again leading to a Juliet balcony.





### Bedroom One

14'0" x 10'5" max (4.29 x 3.18 max)



Including an en-suite. Double central heating radiator. UPVC double glazed french doors with matching uPVC double glazed side windows leading to a juliet balcony to the front elevation. Doorway provides access into:

### En- Suite

6'11" x 3'10" max (2.11 x 1.18 max)



Into shower bay. Double walk in shower bay with mains mixer shower and ceramic tiling to full ceiling height with sliding glass shower screen doors. Pedestal hand wash basin with modern chrome mixer tap over and ceramic tile splashback. Close couple W.C. Modern single central heating radiator. Ceiling mounted extractor fan and ceiling mounted downlighters. Wall mounted shaver point. Slate tile effect vinyl floor.

### Bedroom Two

11'0" x 10'0" max (3.37 x 3.07 max)



Including the entry way off the hall. Single central heating radiator and a uPVC double glazed Georgian style window to the front elevation.

## Bathroom

6'6" x 5'8" max (1.99 x 1.73 max)



Three piece suite comprising: panelled bath in white with modern chrome mixer tap and shower attachment. Ceramic tiling is to ceiling height. There is a close couple W.C and a pedestal hand wash basin with a modern chrome mixer tap over. Ceramic tiled splashback. Wall mounted shaver point and recess ceiling downlighters. Ceiling mounted extractor fan. Single central heating radiator. Slate tile effect vinyl floor.

## EXTERIOR

Communal garden areas. Secure gated access provides a route through into an allocated secure parking space.

## 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: Leashold

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:

Sewerage: mains

Water: mains

Broadband: Superfast

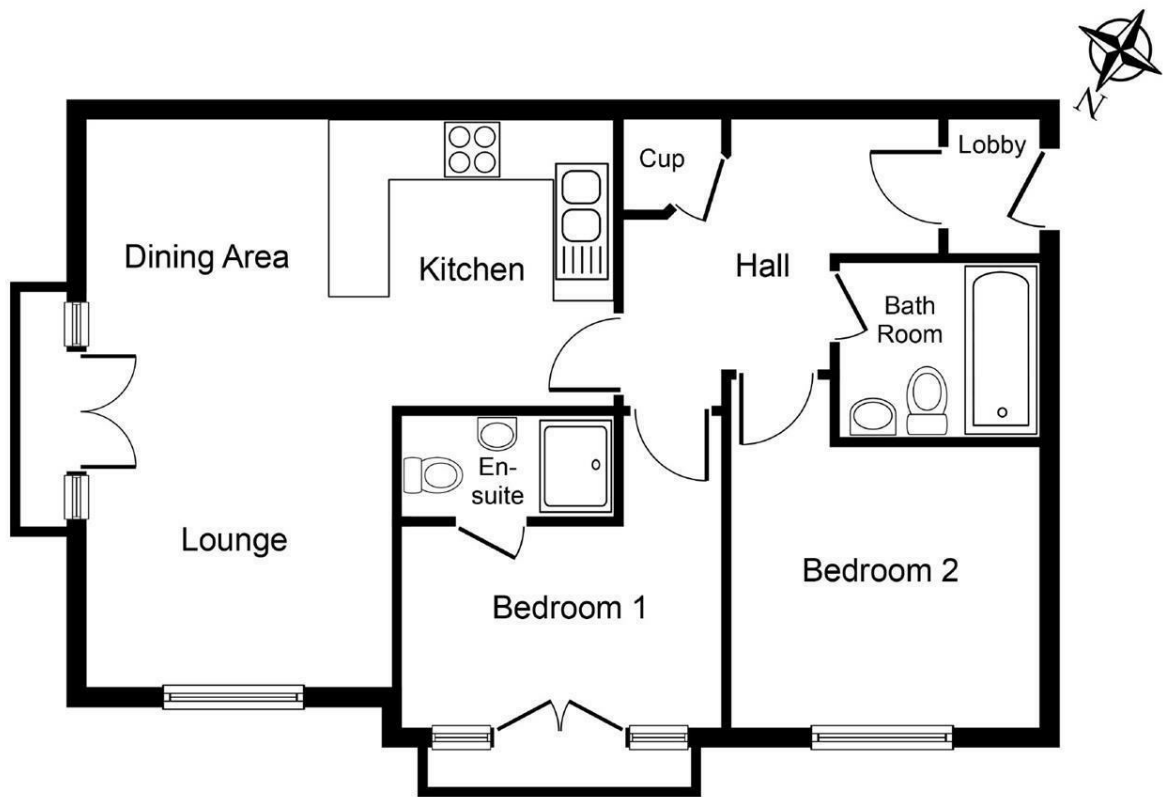
Mobile: 5G

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.



**First Floor**

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. 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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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
92 plus A		92 plus A	
81-91 B	82	81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC