

Park Row



Church Lane, Featherstone, Pontefract, WF7 6BB

Offers In Excess Of £140,000



MID TERRACE HOUSE** MODERN SHOWER ROOM** TIMBER SUMMERHOUSE** CLOSE TO LOCAL AMENITIES. Situated in Featherstone this property briefly comprises: entrance porch, living room and kitchen. To the first floor are two bedrooms and shower room. Whilst to the second floor is a loft room. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER.



GROUND FLOOR ACCOMMODATION

Entrance

uPVC entrance door leading into:

Entrance Porch

3'8" x 3'6" (1.12m x 1.07m)

uPVC double glazed frosted window to the side elevation, ceramic floor tiling and door leading to:

Living Room

14'2" x 14'2" (4.33m x 4.33m)



Having cast iron multi fuel burner sat on a raised tiled hearth, display shelving to the left of the chimney breast and uPVC double glazed diamond leaded window to the front elevation. Coving, double central heating radiator and door leads through to:

Breakfast Kitchen

10'9" x 9'2" (3.29m x 2.81m)



With base, wall and tall units in a blue wood grain effect finish. Decorative brushed steel handles. Solid block square

edge work tops. One and a half drainer 'Franke' sink in black with matching mixer tap over. Four ring 'Zanussi' electric hob, integrated fan assisted electric oven. Integrated fridge freezer, ceramic floor tiles and uPVC double glazed window to the rear elevation. uPVC door with four double glazed frosted panels gives access to the rear. Understairs area plumbed for washing machine and space for dryer with solid block work top over. Double central heating radiator and double glazed window to the rear elevation to the bottom of the stairs giving access to the first floor accommodation.



FIRST FLOOR ACCOMMODATION

Landing

Door giving access to the second floor accommodation and further doors leading off.

Bedroom One

13'8" max x 8'0"ax (4.19 max x 2.46max)



uPVC double glazed diamond leaded window to the front elevation, coving, central heating radiator and television point.

Bedroom Two

12'4" x 5'9" (3.77m x 1.76m)



Laminate wood flooring, central heating radiator and uPVC double glazed window overlooking the rear garden. Coving and built-in storage cupboard.



Shower Room

9'8" x 6'6" (2.97m x 2.00m)



Open oversized shower cubicle with glass screen housing mains shower with fixed and floating shower heads. Circular vanity wash hand basin with base mounted mixer tap over and storage cupboards beneath. Close coupled w.c, uPVC double glazed frosted window to the rear elevation. Tiled to ceiling height to all walls including ceramic floor tiling. Modern tall central heating radiator and storage cupboard housing the central heating boiler.

SECOND FLOOR ACCOMMODATION

Loft Room

14'3" x 12'4" (4.35m x 3.78m)



With timber spindles and balustrade, two uPVC double glazed 'Velux' style windows to the front elevation, central heating radiator and under eaves storage.

EXTERIOR: Front



Enclosed to either side with perimeter fence and flagged driveway providing off street parking.

Rear



Fully enclosed with perimeter fence with flagged patio area, raised hardstanding area, timber bar and further timber summerhouse with uPVC double glazed double doors, power and light connected. Covered rain shelter and outside power points.



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

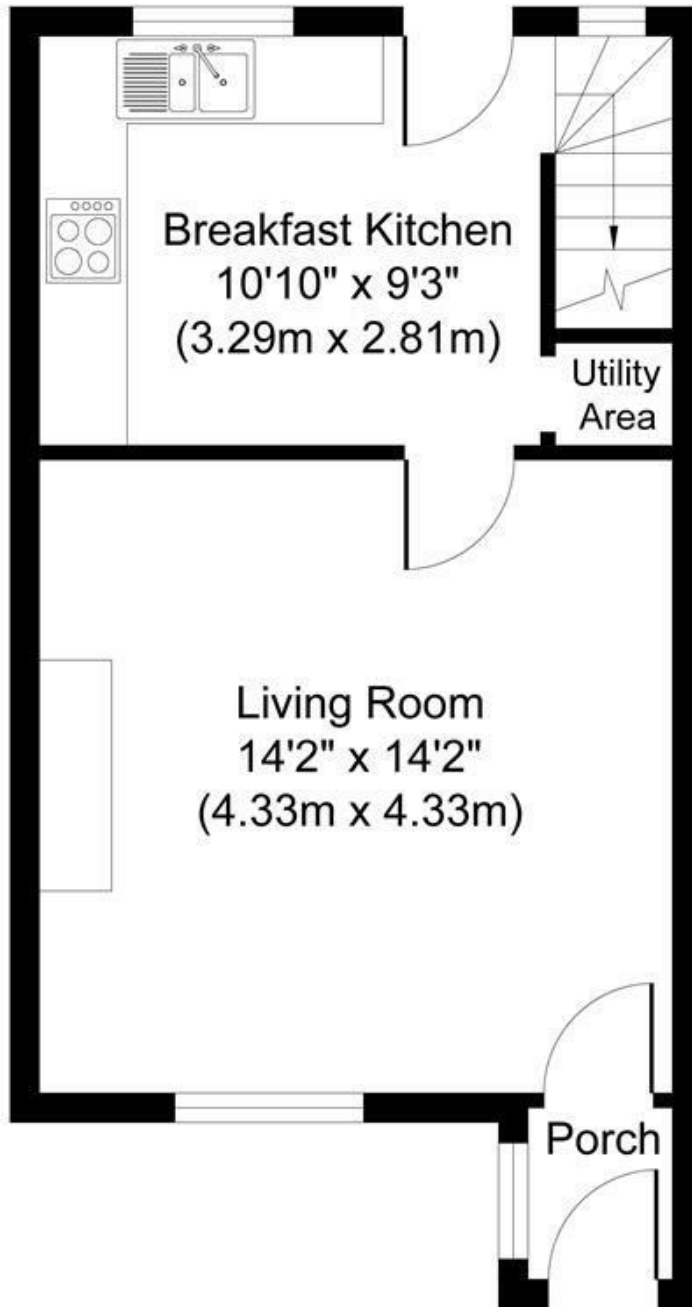
Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains

Broadband: Superfast
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.

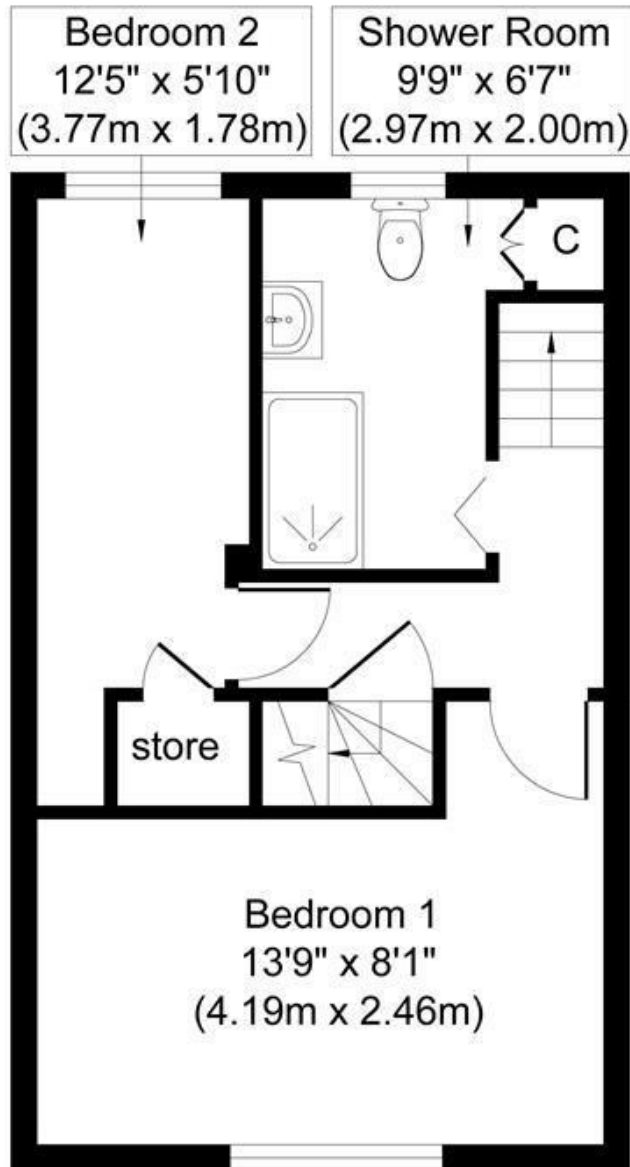
VIEWINGS.

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.



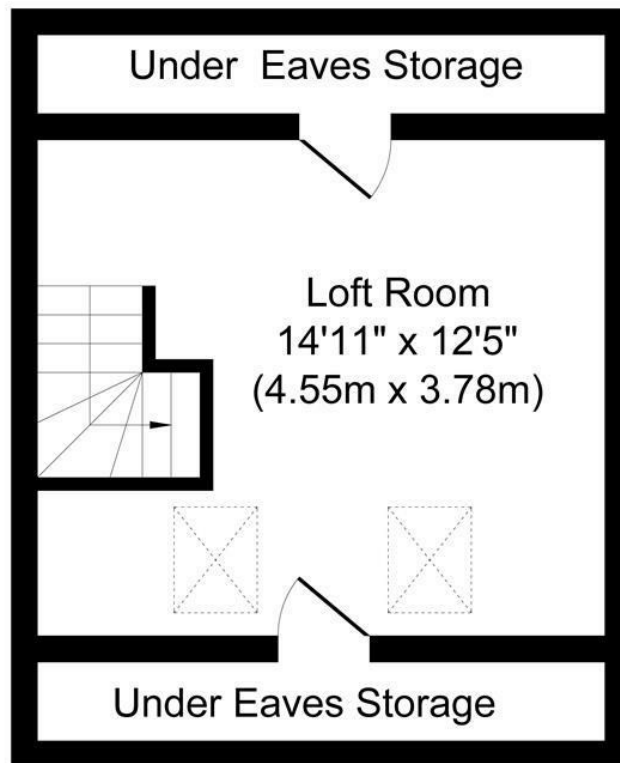
Ground Floor
Approximate Floor Area
352 sq. ft
(32.70 sq. m)

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
309 sq. ft
(28.80 sq. m)

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Second Floor
Approximate Floor Area
148 sq. ft
(17.20 sq. m)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
41-48 F		41-48 F	
31-40 G		31-40 F	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	81		
	63		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC