

# Park Rôw



**Minsthorpe Lane, South Elmsall, Pontefract, WF9 2UH**

**Offers Over £80,000**



MID TERRACE PROPERTY\*\* GROUND FLOOR W.C\*\*CLOSE TO LOCAL MOTORWAY NETWORKS\*\* Situated in South Elmsall this property briefly comprises: entrance porch, ground floor w.c, inner hallway, living room, kitchen and rear porch. To the first floor are three bedrooms and bathroom. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POTENTIAL OF THE PROPERTY ON OFFER. 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

Timber entrance door with frosted panels to the top half leads into:

### Entrance Porch

5'3" x 3'7" (1.62m x 1.11m )

Door leading to inner hallway and further door leads to:

### Ground Floor W.C

4'6" x 3'4" (1.38m x 1.02m )



Having close coupled w.c and timber frosted window to the front elevation.

### Inner hallway

Stairs giving access to the first floor accommodation, central heating radiator, keypad for burglar alarm and handy understairs storage cupboard. Doors lead off to kitchen and living room.

### Living Room

21'2" max x 13'0" max (6.47 max x 3.97 max )



With stone feature fire place housing a decorative coal effect gas fire (currently not in use). Timber double glazed windows to the front and rear elevations, exposed beams and television point and two central heating radiators. Door leading to:





### **Kitchen**

**11'1" x 9'10" (3.38m x 3.01m)**



Having base, wall and tall units in a 'Formica' finish with timber effect roll top laminated work tops. Single drainer sink with chrome taps over and gas supply for freestanding cooker. Tiling to ceiling height to all walls, window to the rear and door with frosted glass panels to the top and bottom sections leads into:

### **Rear Porch**

**12'3"ax x 4'7" max (3.75max x 1.40 max )**

With timber windows to the side and rear elevations, two timber doors with frosted glazed panels gives access to rear and side elevations. Two built-in store cupboards, one with window to the rear elevation.

## **FIRST FLOOR ACCOMMODATION**

### **LANDING**

Access to the loft, smoke alarm, and doors leading off.

### **Bedroom One**

**13'1" max x 12'0" max (4.00 max x 3.66 max)**



Built-in storage cupboard housing water system, central heating radiator and timber window to front elevation.

### **Bedroom Two**

**13'1" max x 8'11"ax (4.00 max x 2.73max )**



Built-in double wardrobe, central heating radiator and timber window to the rear elevation.

### Bedroom Three

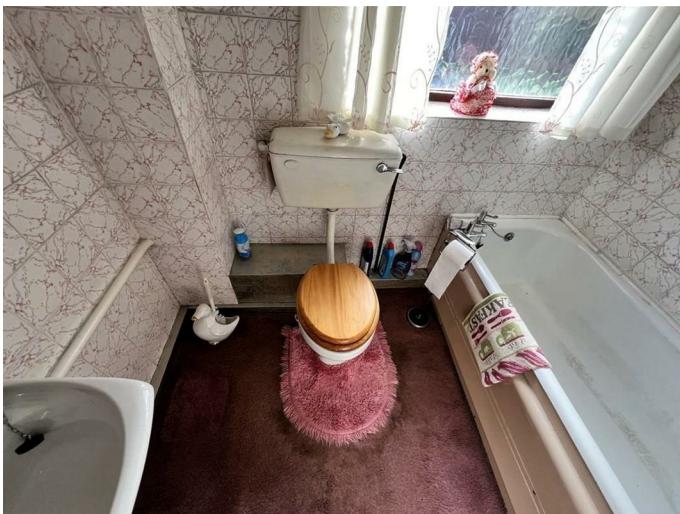
10'4" max x 7'3" max (3.15 max x 2.22 max)



Timber window to the front elevation and built-in storage cupboard.

### Family Bathroom

7'3" x 5'5" (2.22m x 1.67m)



Having a white suite comprising: panel bath with corner mounted chrome taps and 'Triton' electric shower above. Close coupled w.c and pedestal wash hand basin with chrome taps over. Central heating radiator, tiled to ceiling height to all walls.

### EXTERIOR

#### Front

Small front garden with hedge and concrete driveway gives access to the front door.

#### Rear

Enclosed with combination of perimeter wall and perimeter fence. Wrought iron pedestrian access gate leads down some concrete steps and gives access to rear door.

### 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

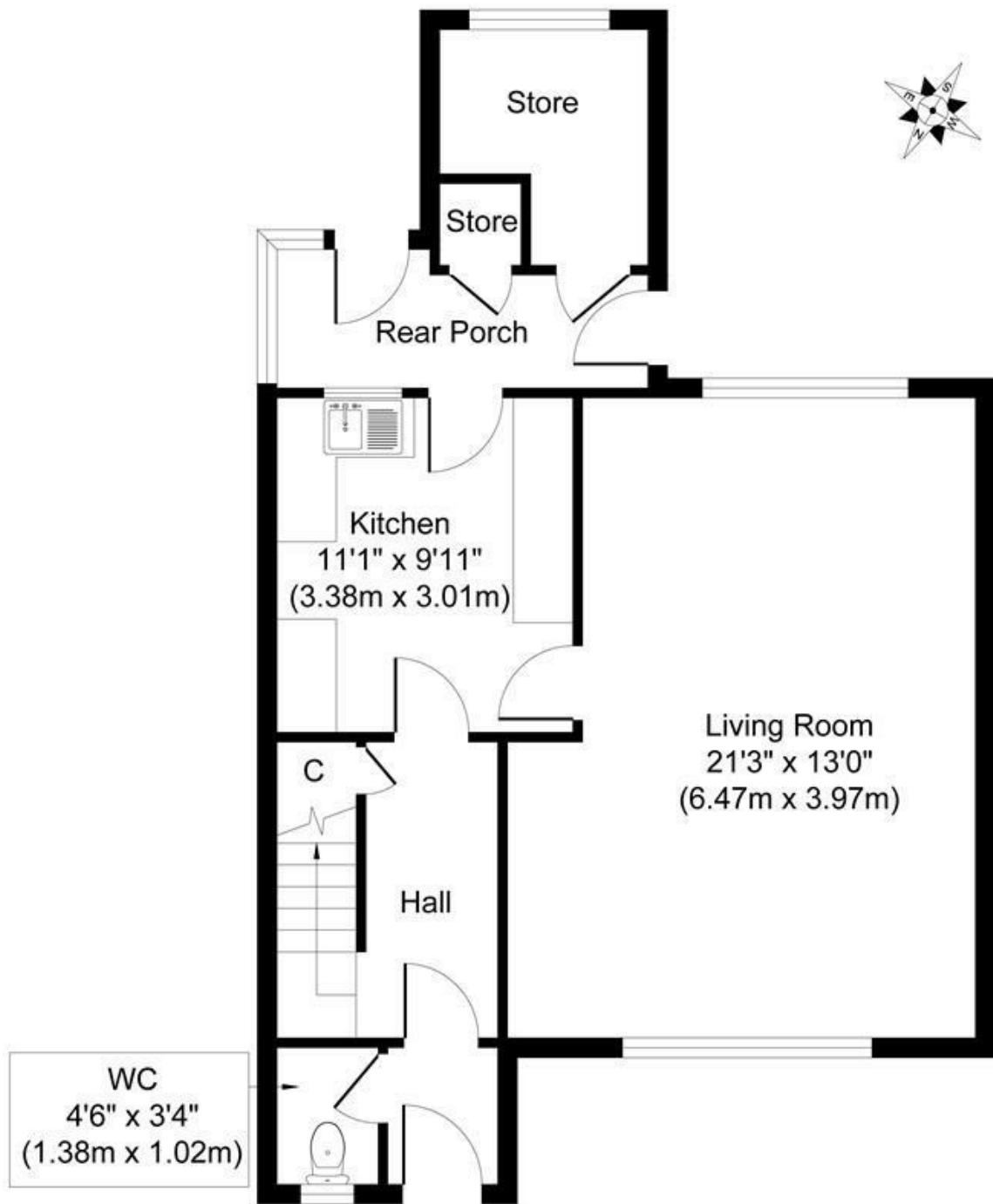
Mobile: 4G

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.

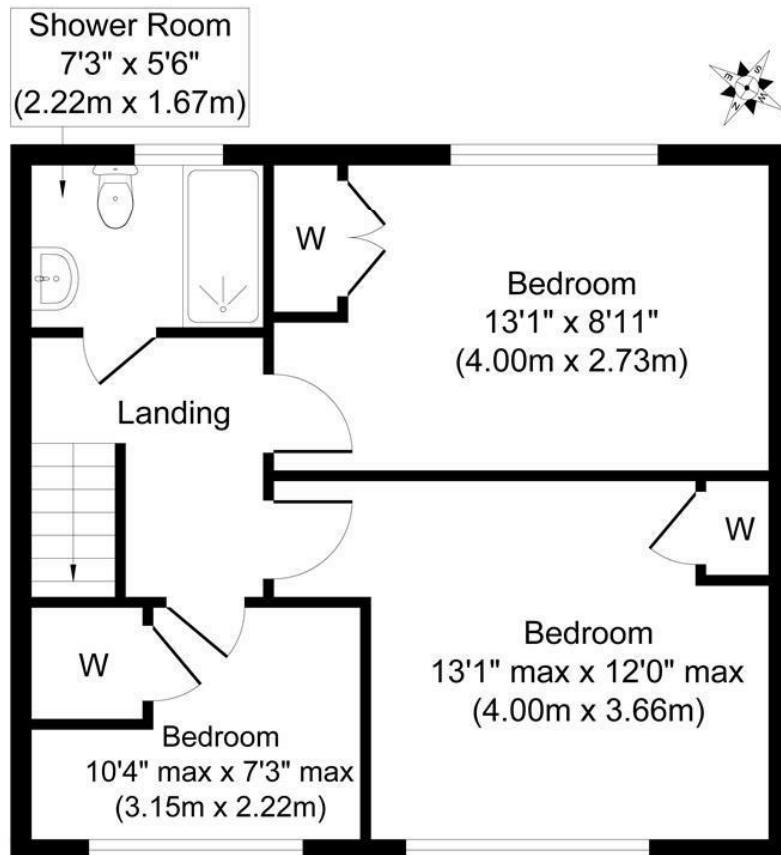
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**638 sq. ft**  
**(59.28 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**  
**492 sq. ft**  
**(45.67 sq. m)**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Future	Current	Future
Very energy efficient - lower running costs					
(92 plus)	A				
(91-91)	B	84			
(90-89)	C				
(89-88)	D	64			
(88-84)	E				
(83-80)	F				
(79-70)	G				
Not energy efficient - higher running costs					
Very environmentally friendly - lower CO <sub>2</sub> emissions					
(91-91)	A				
(90-89)	B				
(89-88)	C	81			
(88-84)	D				
(83-80)	E	59			
(79-70)	F				
(70-60)	G				
Not environmentally friendly - higher CO <sub>2</sub> emissions					
England & Wales	EU Directive 2002/91/EC				