

Park Row



Cromwell Mount, Pontefract, WF8 1QN

Offers Over £170,000



****GROUND FLOOR W.C**CLOSE TO LOCAL AMENITIES**** This modern property is situated in Pontefract and briefly comprises: entrance hallway, ground floor w.c, living room and breakfast kitchen. To the first floor are three bedrooms and family bathroom. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF 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

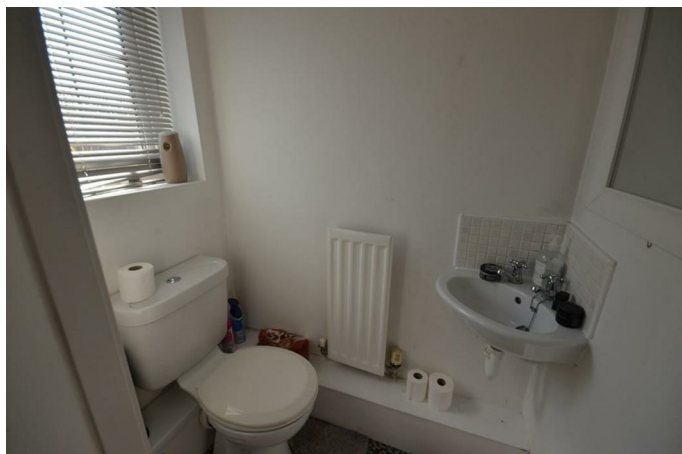
Steel reinforced entrance door with double glazed glass panel and decorative lead work leading into:

Hallway

Smoke alarm, central heating radiator, telephone point and stairs giving access to the First Floor Accommodation. Doors leading off.

Ground Floor w.c

4'3" x 2'5" (1.32m x 0.76m)



Having a white suite comprising: close coupled w.c and corner wall mounted wash hand basin with traditional style chrome taps over and mosaic tiled splashback. Central heating radiator and uPVC double glazed frosted window to the front elevation.

Lounge

13'5" x 10'11" (4.11m x 3.35m)



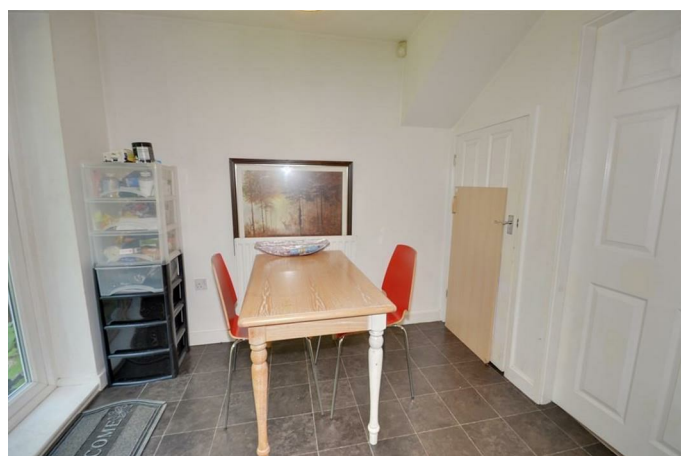
Central heating radiator, television point, uPVC double glazed window to the front elevation and door leading to:

Breakfast Kitchen

14'11" x 8'4" (4.55m x 2.56m)



With base, wall and tall units in a beech effect finish with matching handles and marble effect roll top laminated work tops with matching upstands. Four ring electric hob with brushed steel splashback and matching electric extractor over with built-in downlighters. Fan assisted electric oven. Single drainer sink with chrome mixer tap over. Plumbing for automatic washing machine and integrated fridge freezer. Understairs storage cupboard, uPVC double glazed window overlooking the rear garden and uPVC double glazed double doors give access to the rear.



FIRST FLOOR ACCOMMODATION

Landing

With timber spindles and balustrade, smoke alarm, access to the loft and doors leading off.

Bedroom One

11'1" x 8'2" (3.39m x 2.49m)



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

Bedroom Two

10'2" x 7'11" (3.11m x 2.42m)



Central heating radiator and uPVC double glazed window overlooking the rear garden.

Bedroom Three

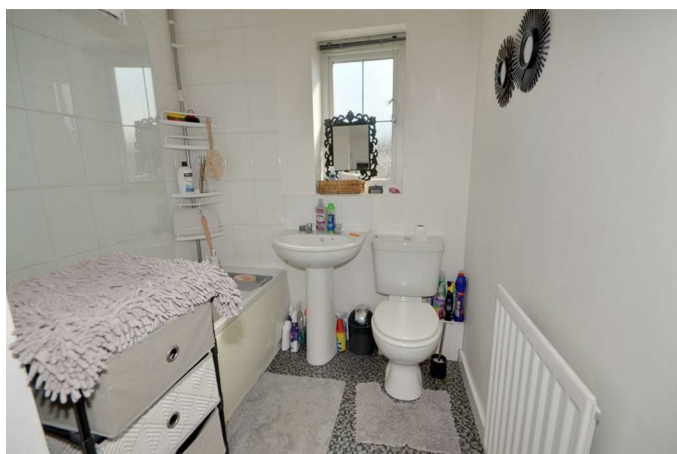
6'8" x 6'6" (2.05m x 2.0m)



Central heating radiator and uPVC double glazed window to the rear.

Family Bathroom

8'5" x 6'3" (2.58m x 1.91m)



Having a white suite comprising: panel bath with chrome taps over, mains shower above and glass shower screen. Pedestal wash hand basin with chrome mixer tap over and close coupled w.c. Tiled to ceiling height around the bath area, ceiling mounted electric extractor fan and uPVC double glazed frosted window to the rear elevation. Built-in storage cupboard housing the hot water cylinder and central heating radiator.

EXTERIOR

Front



Small buffer garden and step giving access to the front door. Allocated parking area.

Rear



Fully enclosed with perimeter fence, garden comprising lawned area, mature shrubs and trees and flagged patio area. Outside tap, timber pedestrian access gate.

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

PONTEFRAC - 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

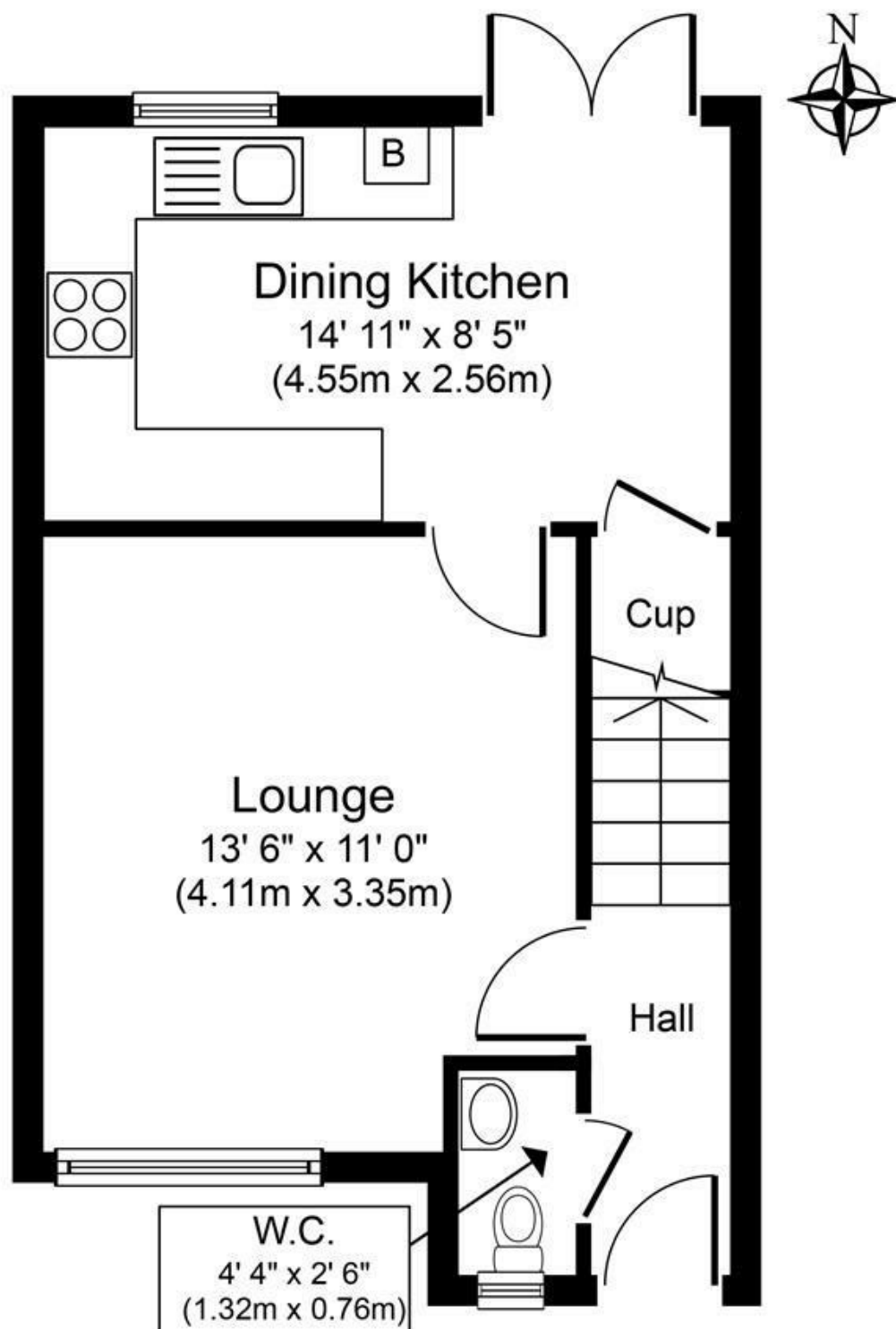
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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.

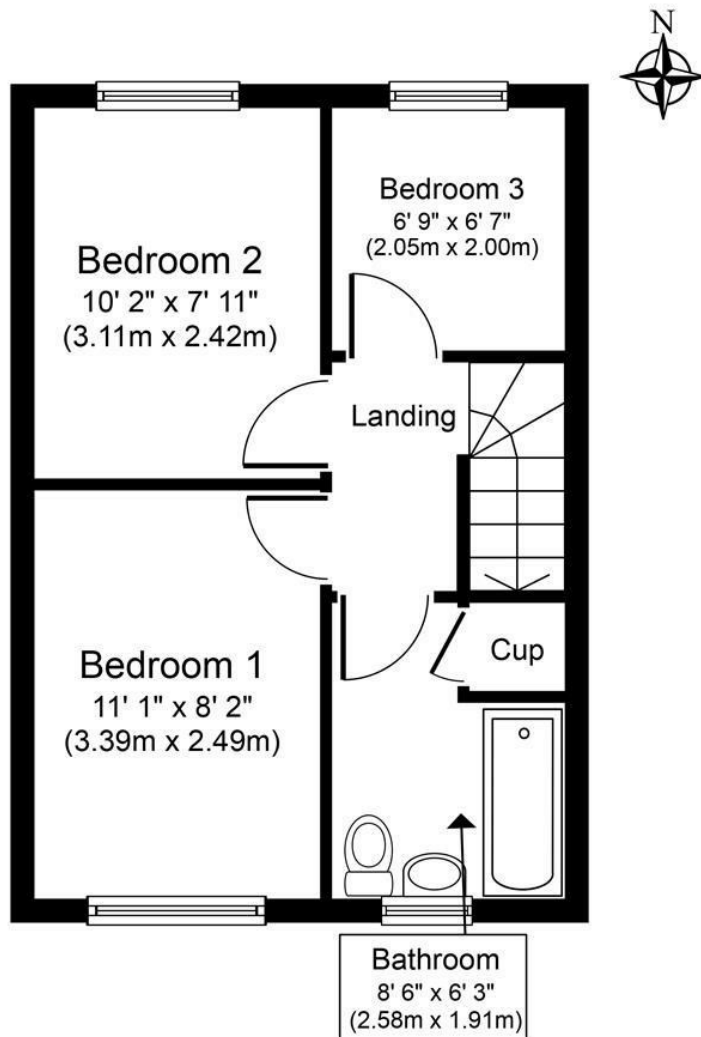




Ground Floor
Approximate Floor Area
334 sq. ft.
(31.0 sq. m.)

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. 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
323 sq. ft.
(30.0 sq. m.)

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