

... Your proactive estate agent



**Deans Court, Pontefract, WF8 1NH**  
**Offers Over £170,000**

**Park Row**



MODERN END TERRACE HOUSE\*\* GROUND FLOOR W.C\*\* CLOSE TO LOCAL AMENITIES\*\* This end terrace property is situated in Pontefract and briefly comprises: entrance hallway\*\*ground floor w.c, lounge and dining kitchen. To the first floor are three bedrooms and 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 leading into:

### Entrance Hallway

Central heating radiator, uPVC double glazed window to the side elevation and staircase giving access to the first floor accommodation. Mains powered smoke alarm with battery back-up and doors leading off.

### Ground Floor Cloaks

**1.46m x 0.90 (4'9" x 2'11")**

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

### Living Room

**3.91m x 3.55m (12'9" x 11'7" )**

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

### Breakfast Kitchen

**4.49m x 2.55m (14'8" x 8'4" )**

Having a range of base and wall units in a grey finish with contrasting black handles and roll top laminated work tops. Mosaic tiling between units. Four ring gas hob with electric extractor over with built-in downlighters and fan assisted electric oven. Single drainer stainless steel sink with chrome mixer taps over and plumbing for automatic washing machine. uPVC double glazed window to the rear elevation and uPVC double glazed double doors give access to rear. Central heating radiator, handy understairs storage cupboard.

## FIRST FLOOR ACCOMMODATION

### Landing

With timber spindles and balustrade, access to loft and uPVC double glazed window to the side elevation. Doors leading off.

### Bedroom One

**3.58m x 2.47m (11'8" x 8'1" )**

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

### Bedroom Two

**3.16m x 2.32m (10'4" x 7'7" )**

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

### Bedroom Three

**2.12m x 2.09m (6'11" x 6'10" )**

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

### Family Bathroom

**2.57m x 1.92m (8'5" x 6'3" )**

Having a white suite comprising: panel bath with chrome taps over, pedestal wash hand basin with chrome taps and close coupled w.c. Built-in storage cupboard, ceiling mounted electric extractor fan and uPVC double glazed frosted window to the front elevation.

## EXTERIOR

### Front

Small buffter lawned garden and flagged pathway leads down the side of the property through a timber pedestrian gate giving access to the rear. Courtesy lantern.

### Rear

Enclosed with perimeter fence with lawned area, flagged patio area and conifers. 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: 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

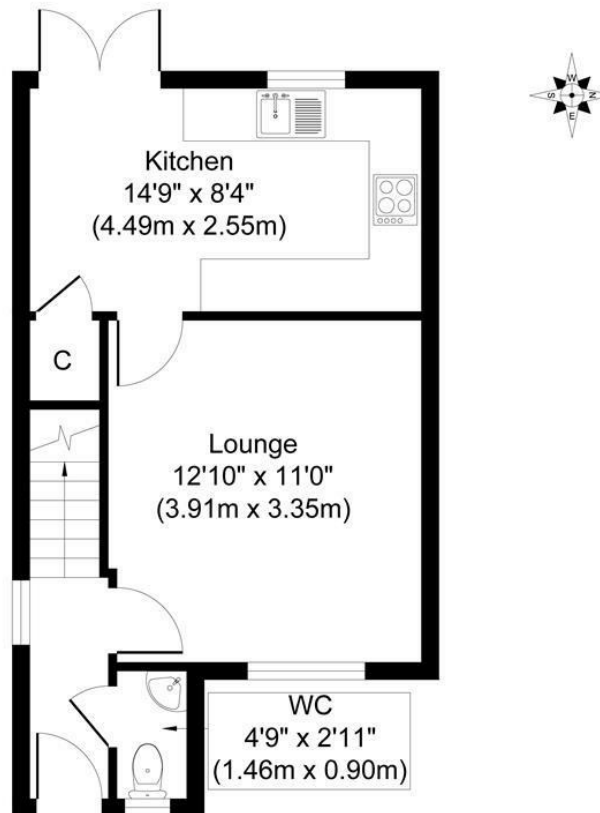
Please note: The Utilities, Broadband and Mobile Coverage

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**  
**347 sq. ft**  
**( 32.26 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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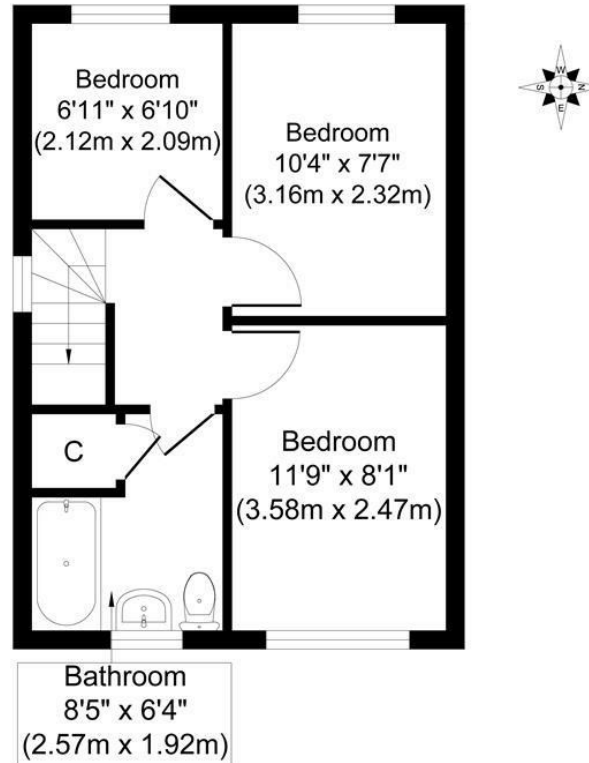
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[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)







**First Floor**  
**Approximate Floor Area**  
**317 sq. ft**  
**(29.45 sq. m)**

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