

...Your proactive estate agent



Smawthorne Grove, Castleford, WF10 5AS
Offers Over £130,000

Park Row

GOOD SIZED MODERN KINING KITCHEN** MODERN BATHROOM ** CLOSE TO LOCAL AMENITIES. This mid terrace house is situated in Castleford and briefly comprises: living room, inner hallway, dining kitchen to the ground floor. To the first floor are two bedrooms and bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE 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

Steel reinforced entrance door with double glazed frosted skylight above leading into:

Living Room

3.66m x 3.65m (12'0" x 11'11")

Having central heating radiator, uPVC double glazed window to the front elevation, television point and coving. Door leading to:

Inner Hallway

Stairs giving access to the first floor accommodation and door leading to:

Open Plan Kitchen Diner

6.20m x 3.66m (20'4" x 12'0")

Having a range of base and wall units in a dark grey high gloss finish with brushed steel handles. Roll top laminated work tops with matching upstands. Four ring electric hob with brushed steel splashback and matching electric extractor over with built-in downlighter and fan assisted electric oven. Plumbing for automatic washing machine, single drainer sink in black with matching mixer tap over. uPVC double glazed window to the rear elevation with uPVC door with double glazed frosted panel to the top half gives access to the rear courtyard. Handy understairs storage cupboard, mains powered smoke alarm with battery back-up. Central heating radiator.

FIRST FLOOR ACCOMMODATION

Landing

Having mains powered smoke alarm with battery back-up and doors leading off.

Bedroom One

3.66m x 3.65m (12'0" x 11'11")

With central heating radiator, uPVC double glazed window to the front elevation and built-in storage cupboard.

Bedroom Two

3.94m x 2.51m (12'11" x 8'2")

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

Family Bathroom

2.58m x 1.77m (8'5" x 5'9")

Having a white suite comprising: panel bath with side mounted chrome mixer taps over and 'Triton' electric shower above with floating and glass shower panel. Pedestal wash hand basin with chrome mixer tap over and close coupled w.c. Chrome heated towel rail, tiled to ceiling height to two walls. uPVC double glazed frosted window to rear elevation.

EXTERIOR

Rear

Fully enclosed with perimeter wall with timber pedestrian access gate and flagged courtyard area.

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: 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

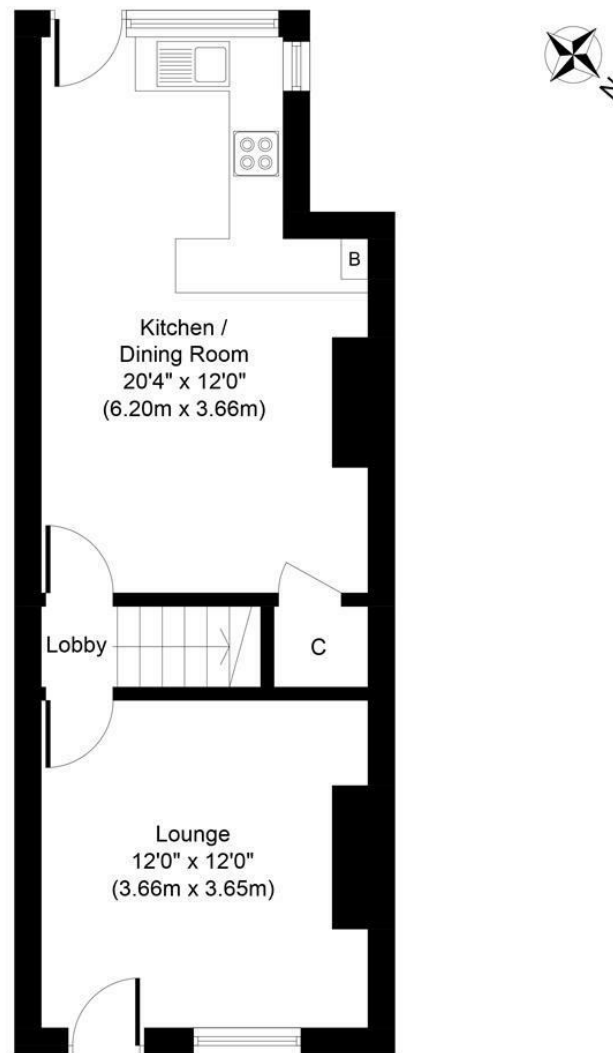
Mobile: 5G

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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
411 Sq. ft.
(38.2 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.

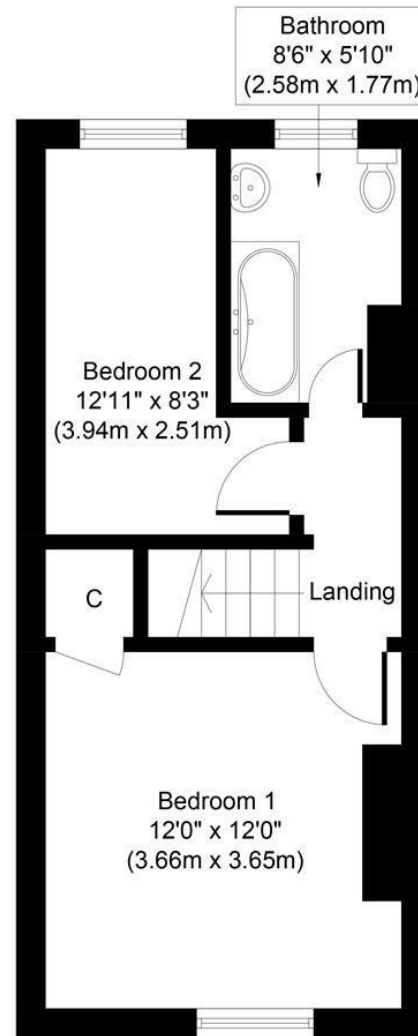
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First Floor
Approximate Floor Area
346 Sq. ft.
(32.1 Sq. m.)

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