

...Your proactive estate agent



Lake View, Pontefract, WF8 1JJ
Offers Over £170,000

Park Row

MODERN TOWN HOUSE** GROUND FLOOR W.C** CLOSE TO LOCAL AMENITIES. This terrace property is situated in Pontefract and briefly comprises: entrance hallway, living room, kitchen and ground floor w.c. To the first floor are three bedrooms, family bathroom and en-suite to master. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE 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 SUNDAY



GROUND FLOOR ACCOMMODATION

Entrance

Timber entrance door leads into:

Entrance Hallway

Laminate wood flooring, central heating radiator and stairs giving access to the first floor accommodation. Doors leading off.

Kitchen

3.08m x 2.50m (10'1" x 8'2")

Having base and wall units in a black finish with matching handles, roll top laminated work tops, mosaic style splashbacks. One and a half drainer stainless steel sink with chrome mixer tap over. Four ring gas hob with electric extractor over with built-in downlighters and fan assisted electric oven. Plumbing for automatic washing machine, breakfast bar, central heating radiator and laminate wood flooring. uPVC double glazed window to the front elevation.

Living Room

4.56m x 4.18m (14'11" x 13'8")

With television point, central heating radiator and uPVC double glazed window to the rear elevation and uPVC double glazed double doors giving access to the rear garden. Laminate wood flooring and handy under stairs storage cupboard.

Ground Floor Cloaks

1.96m x 0.91m (6'5" x 2'11")

Having a white suite comprising: pedestal wash hand basin with tiled splashbacks and chrome taps over. Close coupled w.c, central heating radiator and laminate wood flooring. Ceiling mounted electric extractor fan.

FIRST FLOOR ACCOMMODATION

Landing

With timber spindles and balustrade, access to the loft, storage cupboard housing the hot water cylinder and doors leading off.

Bedroom One

2.96m x 2.57m (9'8" x 8'5")

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

En-Suite shower room

2.56m x 1.35m (8'4" x 4'5")

Having a white suite comprising: pedestal wash hand basin with chrome mixer tap over and close coupled w.c. Walk-in shower cubicle housing mains shower with floating shower head and tiled to ceiling height. The bathroom is tiled to the half way point to the rear of the sink and w.c. Central heating radiator and ceiling mounted electric extractor fan.

Bedroom Two

2.98m x 2.57m (9'9" x 8'5")

Central heating radiator, uPVC double glazed window to the rear elevation.

Bedroom Three

2.17m x 1.93 (7'1" x 6'3")

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

Family Bathroom

1.93m x 1.92m (6'3" x 6'3")

Having a white suite comprising: panel bath with chrome mixer tap over and pedestal wash hand basin with chrome mixer tap over and close coupled w.c. Central heating radiator, tiled to the halfway point with mosaic style tile to the rear of the sink, w.c and bath. Wall mounted electric

extractor fan, uPVC double glazed frosted window to the front elevation.

EXTERIOR

Front

Small buffer garden, step leading up to the front door with storm porch over.

Rear

Enclosed with combination of perimeter wall and perimeter fence with lower level patio area and raised area with decorative pebbles. Outside tap and shed.

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

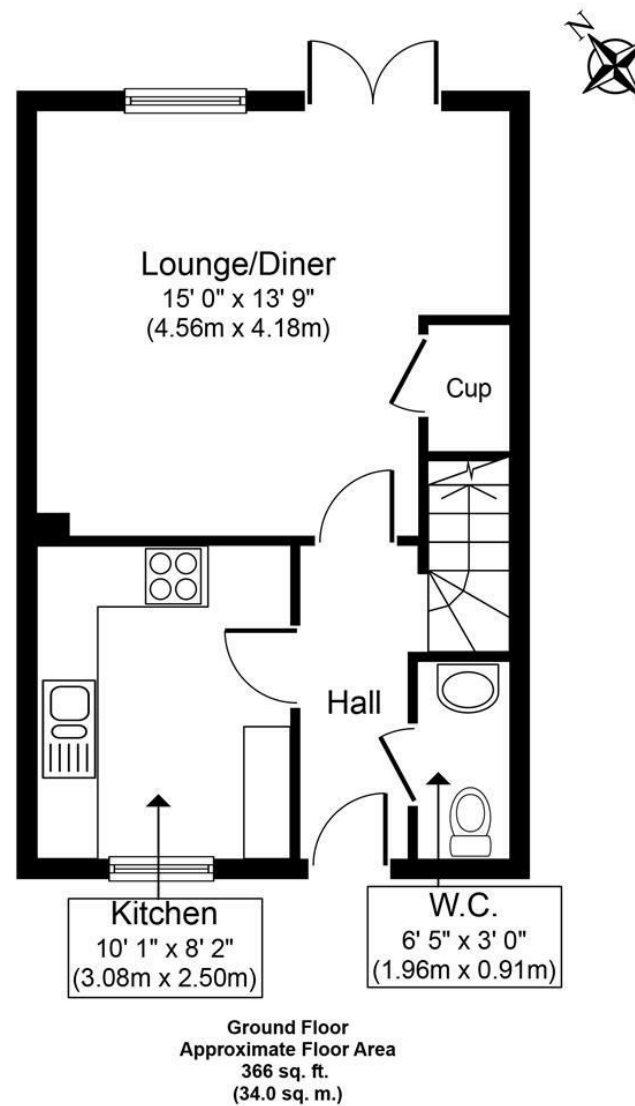
Mobile: 5G

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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.



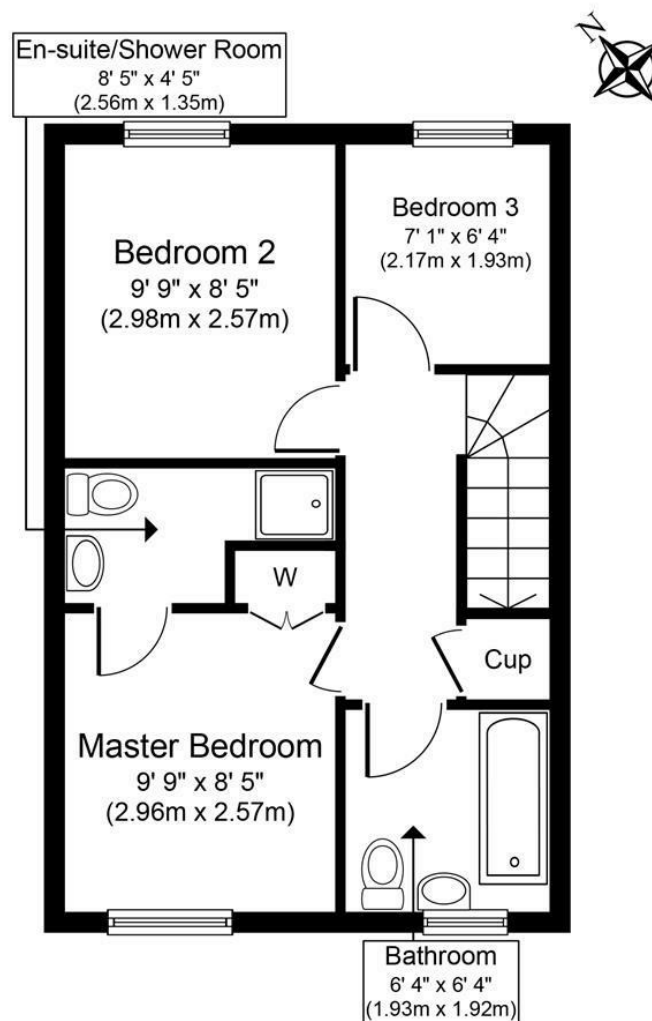
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
366 sq. ft.
(34.0 sq. m.)

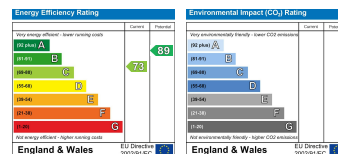
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