

Park Row



Deans Court, Pontefract, WF8 1NH

£200,000



THREE STOREY END TOWN HOUSE** GROUND FLOOR W.C**BREAKFAST KITCHEN** EN-SUITE TO MASTER** . Situated in Pontefract this modern three bedroom property briefly comprises: entrance hallway, ground floor w,c, lounge and breakfast kitchen. To the first floor are two bedrooms and family bathroom. Whilst to the second floor is the master bedroom and en-suite. 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 two double glazed frosted panels leads into:

Entrance Hallway

Laminate wood flooring, staircase giving access to the first floor accommodation with timber spindles and balustrade, central heating radiator and uPVC double glazed window to the front elevation. Keypad for burglar alarm and doors leading off.

Breakfast Kitchen

12'3" x 10'0" (3.75m x 3.06m)



Having base wall and tall units in a cream shaker style finish with chrome handles, roll top laminated work tops and tiling between units. Four ring brushed steel gas hob with matching electric extractor over with built-in downlighters and fan assisted electric oven. Plumbing for automatic washing machine and single drainer sink with chrome mixer tap over. Central heating radiator and uPVC double glazed bay window to the front elevation.



Ground Floor W.C

5'9" x 2'9" (1.76m x 0.84m)

Having a white suite comprising: close coupled w.c and pedestal wash hand basin with chrome taps over and tiled splashback. Laminate wood flooring, central heating radiator, uPVC double glazed frosted window to the side elevation.

Living Room

16'9" x 9'5" (5.12m x 2.89m)



uPVC double glazed double doors giving access to the rear garden with matching side panels. Central heating radiator and television point.

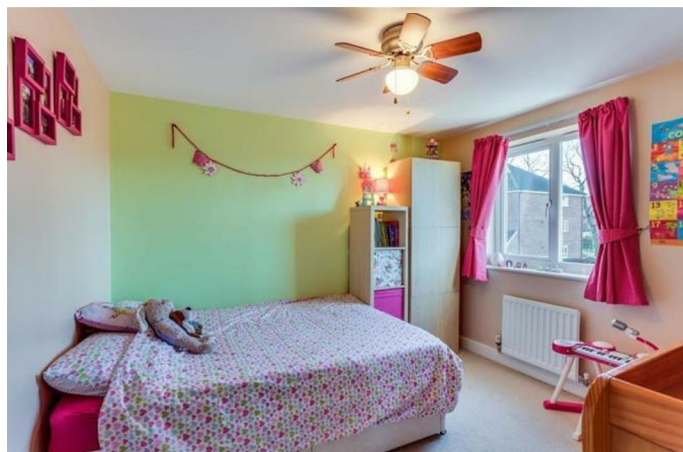
FIRST FLOOR ACCOMMODATION

Landing

With timber spindles and balustrade, central heating radiator, storage cupboard and uPVC double glazed window to the side elevation. Mains powered smoke alarm with battery back-up. Storage cupboard housing the hot water cylinder. Door leading to staircase giving access to the second floor accommodation and further doors leading off.

Bedroom Two

10'0" x 8'11" (3.06m x 2.73m)



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

Bedroom Three

10'4" x 10'0" (3.15m x 3.06)



Central heating radiator, uPVC double glazed window to the front elevation and built-in, walk-in wardrobe with timber sliding doors providing hanging storage space.

Family Bathroom

7'2" x 6'4" (2.19m x 1.95m)



Having a white suite comprising: pedestal wash hand basin with chrome taps over and tiled splashback. Close coupled w.c and panelled bath with chrome taps over. Tiled to the halfway point around the bath area, uPVC double glazed frosted window to the rear elevation and ceiling mounted electric extractor fan.

Inner Hallway

uPVC double glazed window to the front elevation, stairs leading up to the second floor accommodation with timber spindles and balustrade.

SECOND FLOOR ACCOMMODATION

Master Bedroom

16'9" x 15'3" (5.13m x 4.65m)



Central heating radiator, uPVC double glazed windows to the front and side elevations, access to loft and door leading to:

En-Suite Shower Room

7'1" x 5'6" (2.18m x 1.69m)



Having a white suite comprising: walk-in shower cubicle with bi-fold door, housing a mains shower with chrome fittings and tiled to ceiling height. Pedestal wash hand basin with chrome taps over and tiled splashback. Close coupled w.c with tiled splashback, velux uPVC double glazed frosted window to the rear elevation and central heating radiator.

EXTERIOR

Front



Tarmac off street parking area and lawned area. Flagged pathway gives access to front door.

Rear



Fully enclosed with perimeter fence with lower level lawned area and raised timber decking area. Timber pedestrian access gate gives access to the side.

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: C

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
Heating: Gas
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.

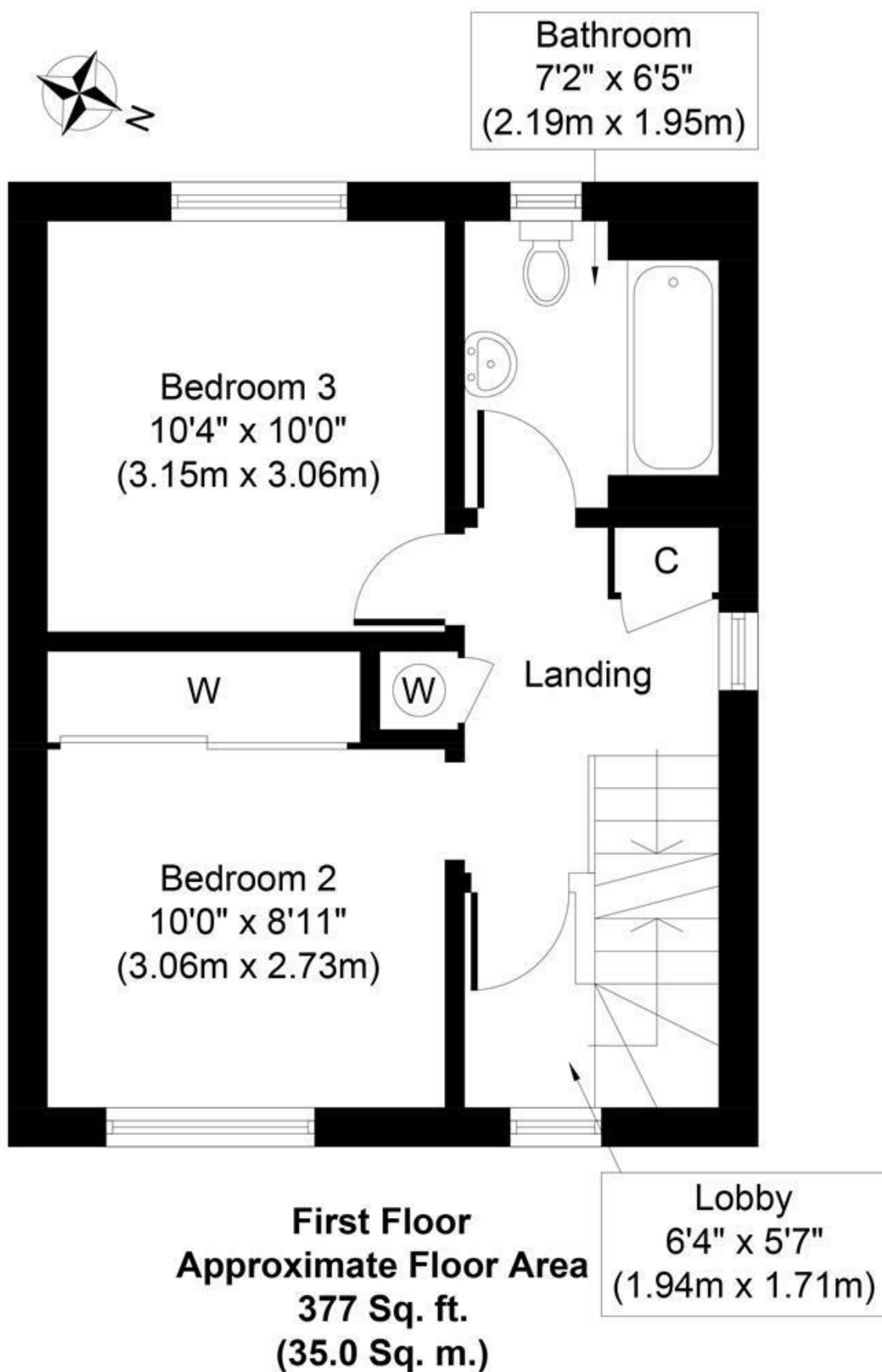




Ground Floor
Approximate Floor Area
425 Sq. ft.
(39.5 Sq. m.)

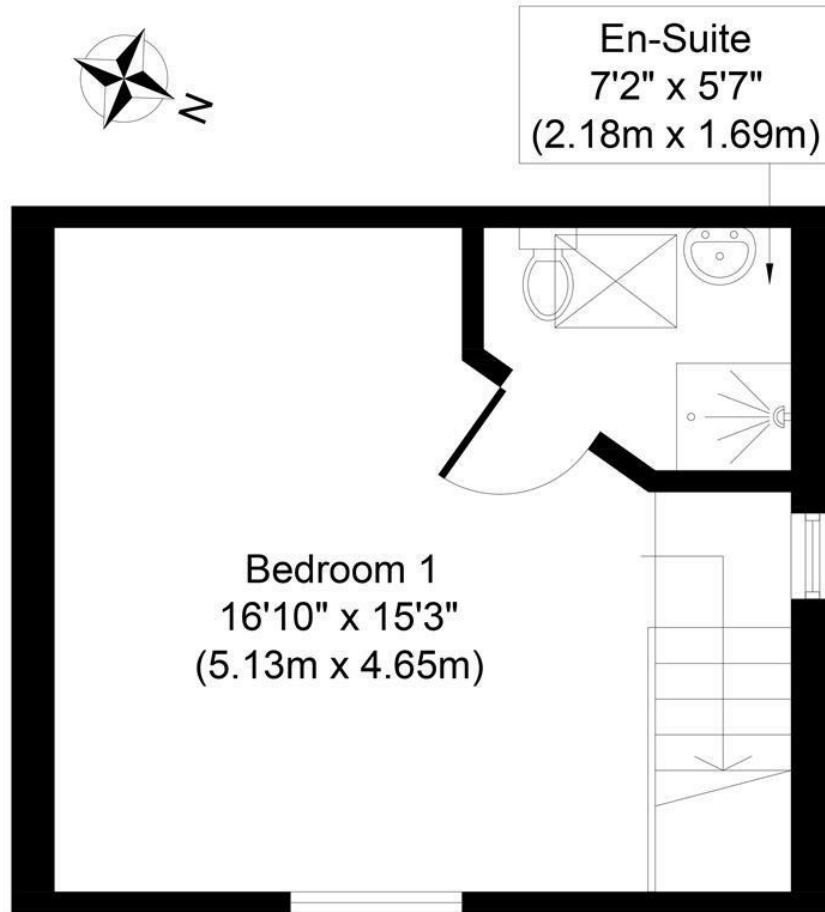
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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Second Floor
Approximate Floor Area
257 Sq. ft.
(23.9 Sq. m.)

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T 01977 791133
W www.parkrow.co.uk

17-19 Cornmarket, Pontefract, West Yorkshire, WF8 1AN
pontefract@parkrow.co.uk

