

Park Row



Cricketers Close, Ackworth, Pontefract, WF7 7PW

Offers Over £140,000



MODERN DINING KITCHEN**TWO BEDROOMS**OFF STREET PARKING**CLOSE TO LOCAL AMENITIES. This mid terrace property is situated in Ackworth and briefly comprises: entrance porch, lounge and dining kitchen to the ground floor. To the second floor are two 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

uPVC entrance door leading into:

Entrance Porch

Further door leading into:

Lounge

17'2" x 11'8" (5.25m x 3.57m)



uPVC double glazed window to the front elevation, staircase gives access to the first floor accommodation. Central heating radiator and doorway leads through to:



Dining Kitchen

16'0" x 11'8" (4.90m x 3.56m)



Having base and wall units in a beech effect finish with brushed steel handles and square edge laminated work tops. Tiling between units, brushed steel five ring gas hob with electric extractor over with built-in downlighters and fan assisted electric oven. Plumbing for automatic washing machine, one and a half drainer sink with chrome mixer taps over. uPVC double glazed double doors give access to the rear garden. Slate effect flooring, central heating radiator, coving and handy understairs storage cupboard.

FIRST FLOOR ACCOMMODATION

LANDING

Access to the loft, smoke alarm and doors leading off.

Bedroom One

13'3" x 11'9" (4.05m x 3.59m)



Having two uPVC double glazed windows to the rear elevation with views over open fields. Coving and central heating radiator.

Bedroom Two

11'8" x 9'0" (3.58m x 2.75m)



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

Family Bathroom

8'7" x 4'4" (2.62m x 1.34m)



Having a modern white suite comprising: panel bath with chrome mixer taps over and mains shower above with chrome fittings and glass shower screen. Close coupled w.c with concealed cistern and vanity wash hand basin with chrome mixer tap over and storage beneath. Chrome heated towel rail, ceiling mounted electric extractor fan and tiled to ceiling height to all walls.

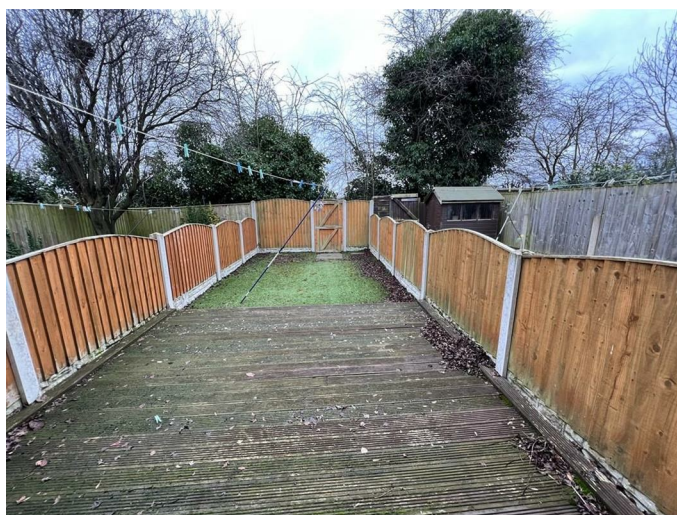
EXTERIOR

Front



Flagged off street parking area with decorative pebbles and enclosed to either side with fence.

Rear



Fully enclosed with perimeter fence with lower level lawned area and raised decking area.

Garage

Garage is part of a block to the side of the property with up and over door.

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

Heating: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

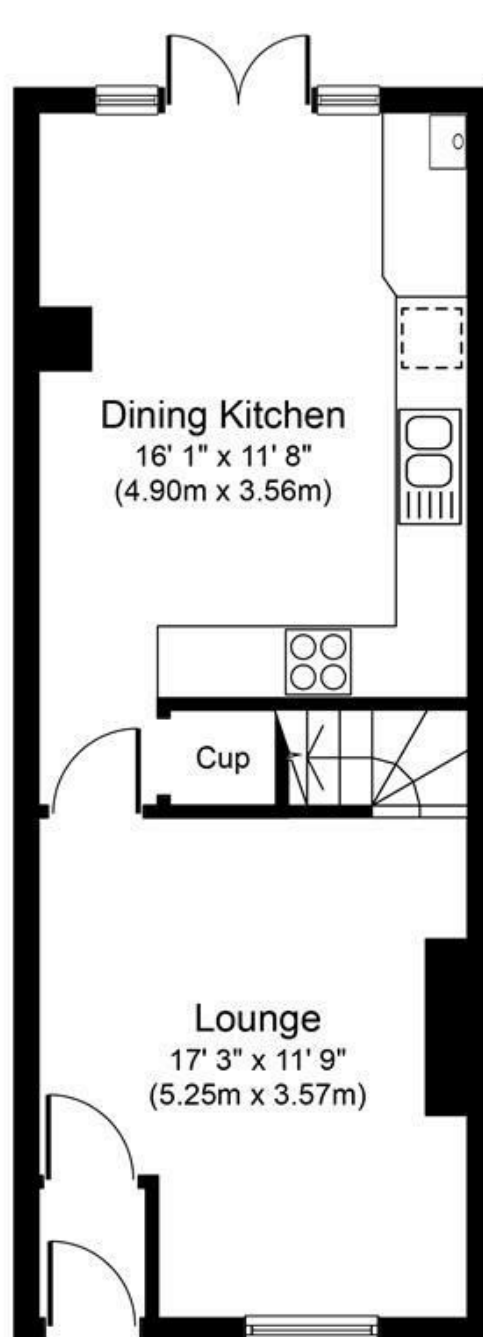
Mobile: 5G

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VIEWINGS.

Strictly by appointment with the sole agents.

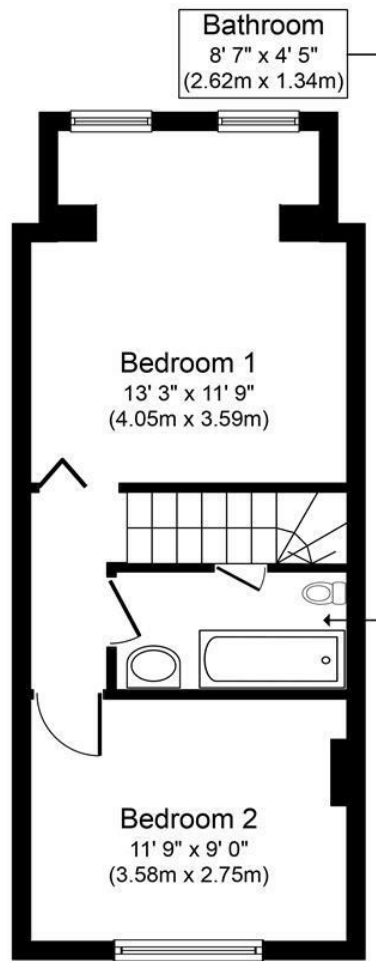
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
388 sq. ft.
(36.0 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
344 sq. ft.
(32.0 sq. m.)

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