

Park Row



Pontefract Road, Ackworth, Pontefract, WF7 7LL

Offers In Excess Of £250,000



STONE COTTAGE** CONSERVATORY** LIVING AND SITTING ROOM** SOUGHT AFTER VILLAGE OF ACKWORTH. This lovely period property is situated in Ackworth and briefly comprises: kitchen, dining room, living room and sitting room and conservatory. 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

Glazed timber door giving access to:

Kitchen

18'0" x 10'3" max (5.50m x 3.13 max)

Having a full range of base and wall units in a shaker style finish with solid wood worktops. Inset twin 'Belfast' style sink. Integrated dishwasher, fridge freezer and microwave. Space for a washing machine. Surface mounted halogen hob and electric oven below. Stairwell leading to the first floor accommodation and handy understairs storage cupboard. Downlighters in the cabinets and between units. Stone tiled splashback area. Laminate flooring and central heating radiator. Recessed ceiling downlighters, timber framed double glazed window to the front elevation with folding shutters. Archway leads through into:

Dining Room

14'6" x 9'5" max (4.44m x 2.88 max)

Timber framed double glazed bow window to the front elevation and central heating radiator.

Living Room

10'3" x 9'10" (3.14m x 3.01m)

Having a feature fireplace in an arts and crafts style finish and timber framed double glazed window to the rear elevation. Bleached wood effect laminate flooring and double central heating radiator. Archway provides open access to:

Sitting Room

13'3" x 9'6" (4.04m x 2.91m)

Having a central heating radiator and timber framed single glazed french doors leading through to:

Conservatory

11'5" x 10'2" max (3.48m x 3.11 max)

uPVC and stone construction with uPVC double glazed french doors leading out to the rear patio area. Bleach wood effect laminate flooring. Fan blinds fitted to the roof of the conservatory.

FIRST FLOOR ACCOMMODATION

Landing

Timber framed double glazed window to the turn on the landing. Double central heating radiator, loft access hatch, handy storage cupboard and doors leading off.

Bedroom One

21'1" x 9'9" max (6.43m x 2.99 max)

Having three double door fitted wardrobes, two timber framed double glazed windows to the rear elevation. Marble back and hearth feature fireplace with decorative surround and mantle. Two double central heating radiators.

Bedroom Two

11'5" x 10'2"ax (3.49m x 3.12max)

Having a timber framed double glazed window to the front elevation and double central heating radiator.

Bedroom Three

10'5" x 10'2" max (3.18m x 3.12 max)

Timbe framed double glazed windows to the front elevation and double central heating radiator. Bleached wood effect laminate flooring.

Bathroom

7'4" x 6'4" (2.25m x 1.94m)

Having a four piece suite comprising: corner panel bath with telephone style mixer tap and shower attachment. Pedestal wash hand basin and close coupled w.c. Quadrant shower cubicle with mains mixer rainfall shower. Ceramic tiling to the floor, chrome ladder style towel radiator and recessed ceiling downlighters.

EXTERIOR

Front

Small paved buffer yard space with pathway leading down the side, with twin courtesy lanterns over the entrance door and giving access to the rear.

Rear

Split into two areas with a stone paved patio area and lawned garden space with borders and established mature trees and shrubs surrounding. Space for a small garden shed and pathway provides access through into the courtyard parking 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

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: MAINS

Sewerage: MAINS

Water: MAINS

Broadband: SUPERFAST

Mobile: 5G

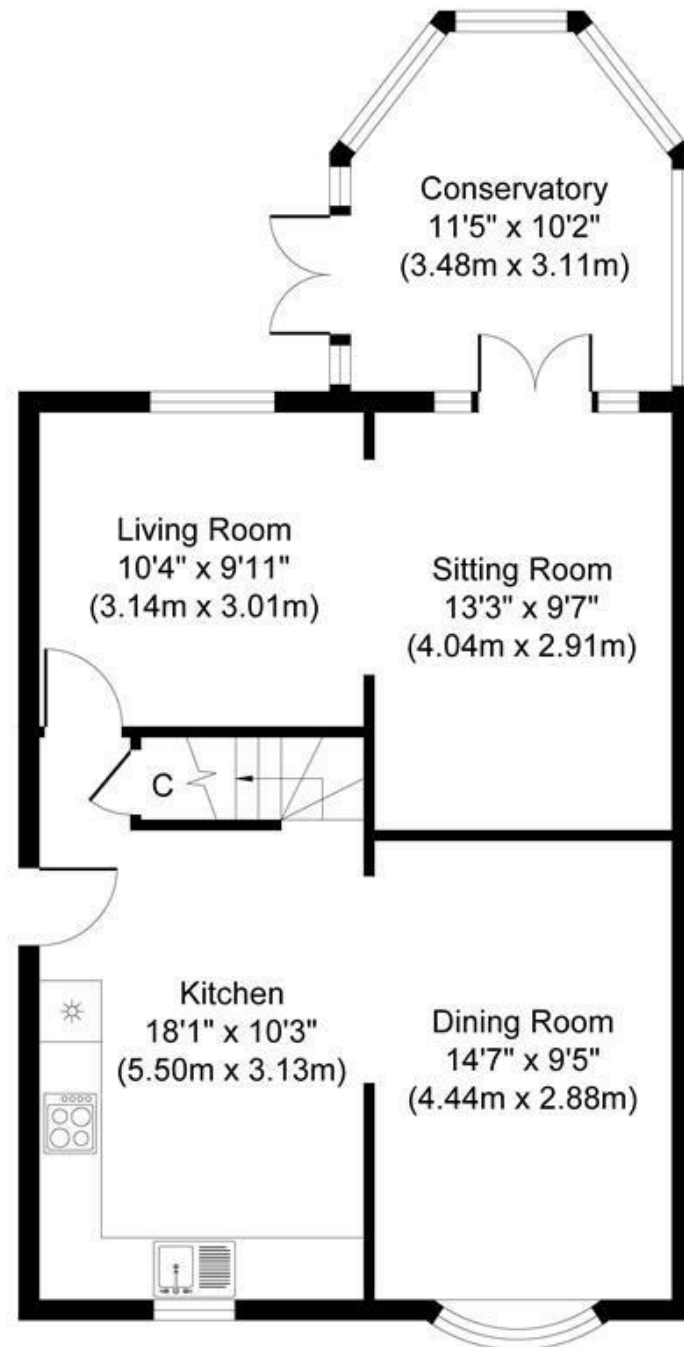
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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.

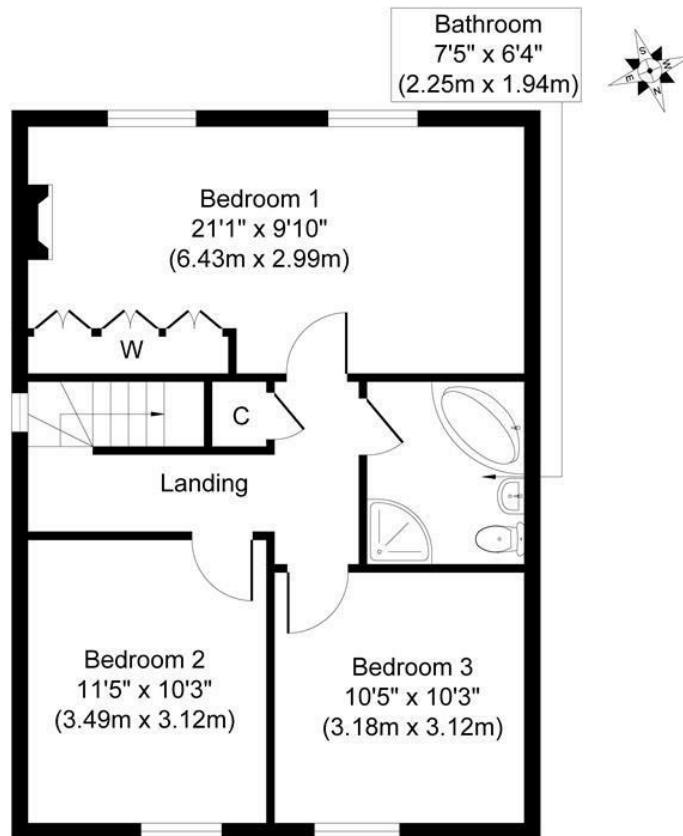




Ground Floor
Approximate Floor Area
679 sq. ft
(63.09 sq. m)

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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First Floor
Approximate Floor Area
565 sq. ft
(52.51 sq. m)

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