

Park Row



Hanover Crescent, Pontefract, WF8 4LE

Offers In Excess Of £240,000



DETACHED BUNGALOW** AMPLE OFF STREET PARKING** GARAGE** SUNNY SOUTH-FACING REAR GARDEN. Situated in the sought-after Larks Hill area, on the Southern edge of Pontefract, this property briefly comprises; entrance porch, kitchen, utility area, living room, dining room, inner hallway, three bedrooms and bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING 7 DAYS A WEEK TO ARRANGE 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

Timber entrance door leading into:

Entrance Porch

6'10" x 4'1" (2.09m x 1.27m)

Having feature beams to the ceiling, storage cupboard and door leading to:

Kitchen

11'9" x 8'10" (3.60m x 2.71m)



Having base and wall units in a cream finish in 'Shaker' style with chrome handles. Square edged block effect laminated work tops and tiled splashback, single drainer stainless steel sink with chrome mixer tap over. Freestanding gas oven and hob. Cupboard housing the plumbing for a washing machine. Central heating radiator, vinyl flooring, uPVC double glazed window to the side elevation, feature beams to the ceiling and archway leads through to:



Utility Area

12'11" max x 7'10" max (3.96m max x 2.40m max)



With uPVC door with double glazed frosted panel to the top half gives access to the side and further uPVC double glazed window to the side elevation. Built-in breakfast bar with tiled splashback, built-in storage cupboard, gas convector heater, vinyl flooring and panel glazed door leads through to:

Dining Area

11'9" x 8'11" (3.60m x 2.74m)



With feature beams to the ceiling and walls, door leading to inner hallway and archway leads through to:

Living Room

15'8" x 10'3" (4.78m x 3.14m)



Feature electric fireplace with marble back and raised hearth with traditional timber surround. Feature beams to the ceiling and walls, uPVC double glazed bay window to the front elevation. Central heating radiator.

Inner Hallway

Access to the loft and doors leading off.

Bedroom One

12'7" x 8'7" (3.84m x 2.64m)



Having fitted bedroom furniture comprising; two single wardrobes, overbed units and matching bedside cabinets, all in a white finish with decorative handles. Central heating radiator, uPVC double glazed window to the rear elevation.

Bedroom Two

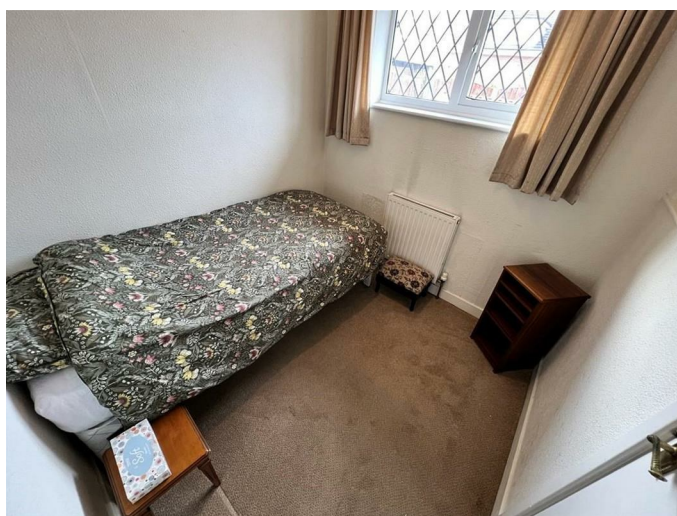
10'6" x 7'9" (3.22m x 2.38m)



Central heating radiator, coving, uPVC double glazed window to the rear elevation, uPVC double glazed door gives access to the rear garden.

Bedroom Three

7'4" x 7'4" (2.26m x 2.26m)



Central heating radiator, uPVC double glazed window to the side elevation and built-in wardrobe providing hanging and storage space.

Family Bathroom

8'7" x 6'10" (2.64m x 2.09m)



Having a coloured suite comprising: bath with chrome taps over and 'Triton' electric shower above. Pedestal wash hand basin with chrome taps over and close coupled w.c. Recently fitted white shower cubicle with glass doors and mains shower with chrome fittings. uPVC double glazed window to the side elevation and tiled to the half way point to all walls and ceiling height around the shower enclosure. Central heating radiator.

EXTERIOR

Front



Flagged front garden for easy maintenance with shrubs, archway gives access down the left hand side of the property. Storm porch to the front and tarmac driveway leads down the side of the property providing off street parking for multiple vehicles. Outside tap and timber pergola leading to detached brick built garage with up and over door. Wrought iron pedestrian access gate gives access to the rear.

Rear



Sunny south-facing rear garden, which is fully enclosed with perimeter fence and hedging and easy maintenance flagged rear garden with trees and shrubs.

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: D

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

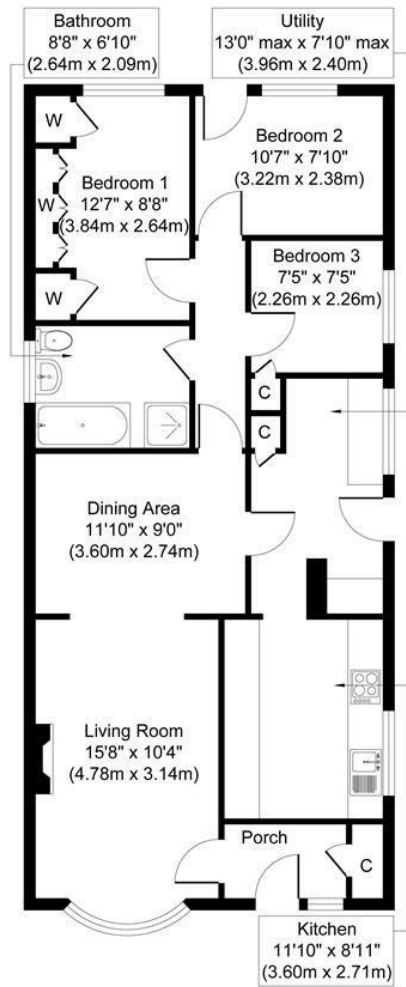
Mobile: 4G

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.



Approximate Floor Area
889 sq. ft
(82.56 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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