

Park Row



Tennyson Way, Pontefract, WF8 1LD

Offers In Excess Of £150,000



MODERN TOWN HOUSE **TWO BEDROOMS **LOW MAINTENANCE REAR GARDEN. This mid terrace property briefly comprises: entrance porch, lounge and dining kitchen to the ground floor. To the first floor are two bedrooms and family bathroom. VIEWING IS ESSENTIAL 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

Entrance door with two double glazed panels leads into:

Entrance Porch

Further door leads into:

Lounge

12'11" x 12'11" (3.96m x 3.96m)

With stairs giving access to the first floor accommodation, uPVC double glazed window to the front elevation and matt black fire sat on a marble effect hearth. Central heating radiator. Door leads to under stairs storage cupboard and further door leads to:

Kitchen Diner

12'9" x 8'2" (3.91m x 2.51m)

Having a range of base and wall units in a grey shaker style finish with white knobs and laminated work tops. Single stainless steel and black oven with stainless steel gas hob over and white extractor fan over. Single bowl stainless steel sink with mixer tap over.

Central heating boiler and uPVC double glazed window to the rear elevation. Central heating radiator and patio doors leading out to the rear elevation.

FIRST FLOOR ACCOMMODATION

LANDING

Having doors leading off.

Bedroom One

13'1"ax x 10'0" (3.99max x 3.07m)

Central heating radiator and uPVC double glazed window to the front elevation. Door giving access to a storage cupboard.

Bedroom Two

14'6" x 7'3"ax (4.43m x 2.21max)

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

Family Bathroom

7'10"n x 5'6" (2.39n x 1.68m)

Having a white suite comprising: Panel bath with chrome taps over and shower above, pedestal wash hand basin with chrome mixer taps over and close coupled w.c. Tiled to ceiling height around the bath and sink area and to the half way point behind the w.c. uPVC double glazed frosted window to the rear elevation and central heating radiator.

EXTERIOR

Front

Flagged pathway leads to the front door with gravelled parking area to either side of the path.

Rear

Small flagged patio area with flagged pathway running down the side of the garden to the rear. Gravelled area, enclosed with fence to either side.

AGENT NOTE

Please note that photographs are from historical stock.

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: A

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

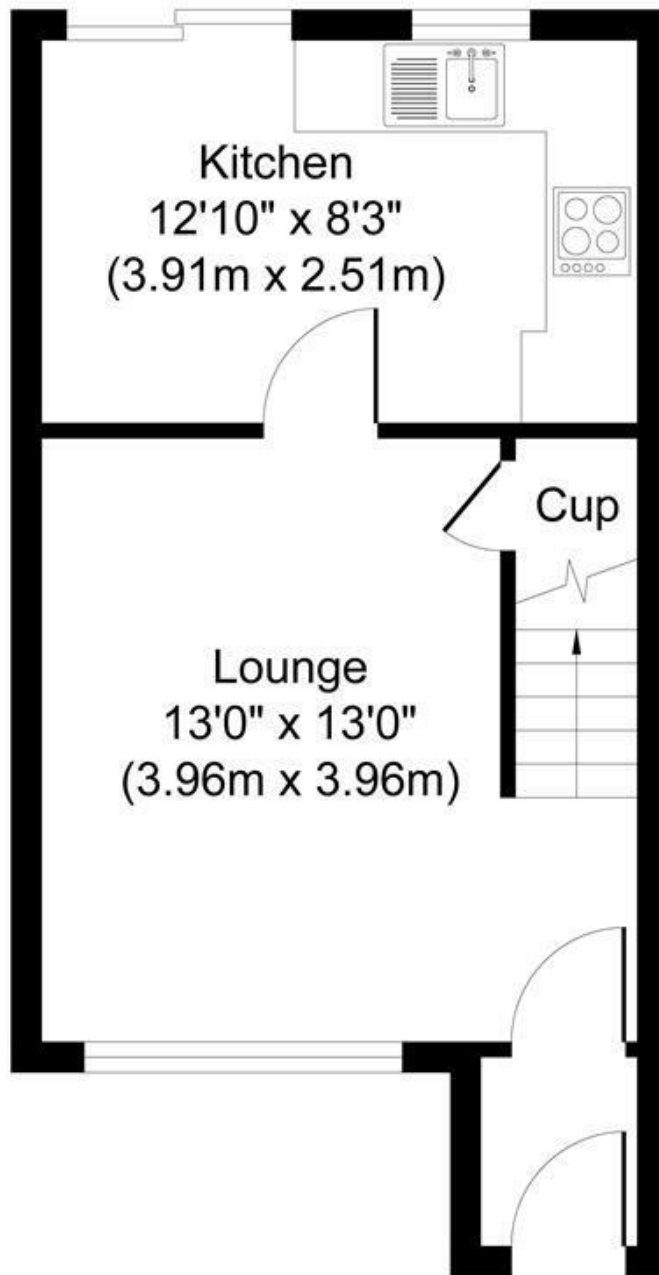
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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.

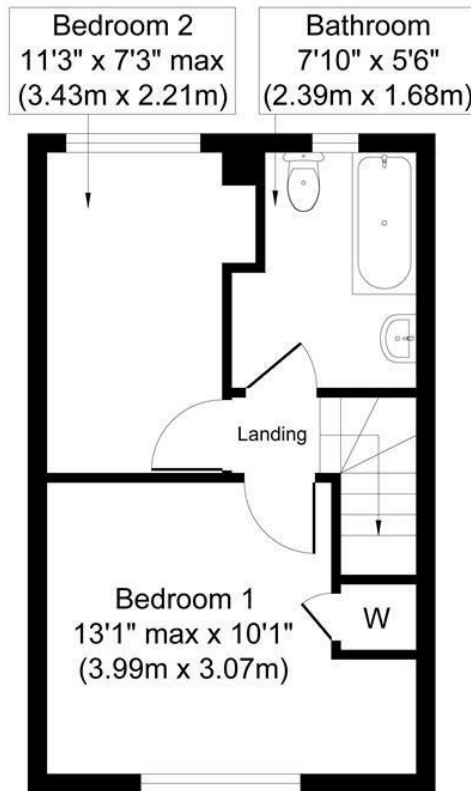




Ground Floor
Approximate Floor Area
291 sq. ft
(27.06 sq. m)

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
276 sq. ft
(25.68 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

