

Park Row



Chatsworth Avenue, Pontefract, WF8 2UP

Offers In Excess Of £375,000



**** EXCEPTIONAL KITCHEN ** TIMBER CABIN TO THE REAR **** Nestled on a desirable cul-de-sac, this executive style house briefly comprises: Hall, Ground Floor w.c, Lounge, Dining Room, and Kitchen. To the First Floor: four bedrooms, two with en-suite and a Family Bathroom. Externally, the property provides room for parking for multiple vehicles whilst also benefitting from an integral garage. To the rear, Yorkshire stone patio areas with pond and timber outbuilding with power, lighting and insulation offering multiple options, whether you would like a home office, gym or room for your teenager to use!



GROUND FLOOR ACCOMMODATION

Entrance

Composite door with two double glazed frosted panels leading into:

Hall

UPVC double glazed full length units flanking entrance door. Stairs leading to First Floor accommodation with timber spindles and balustrade. Glazed lime stone tiled floor. Under stairs storage cupboard and central heating radiator. Doors leading off.

Ground Floor w.c

7'2" x 2'10" (2.20m x 0.87m)

White low flush w.c and quarter 'Belfast' sink with chrome waterfall mixer tap set into white high gloss vanity unit. 'Starlight Galaxy' granite flooring. UPVC double glazed frosted window to the side elevation and central heating radiator.

Lounge

13'10" x 13'4" (4.23m x 4.08m)



UPVC double glazed double doors give access to the rear elevation with matching windows to either side. Stone fireplace housing coal effect 'Living Flame' gas fire with raised hearth. Central heating radiator and wood effect laminate flooring.

Kitchen

18'6" x 10'2" (5.64m x 3.10m)



Range of bespoke base, wall and larder units in the farrow and ball shade 'Hague Blue' with contrasting chrome handles. These include pull-out larder unit and four 'LeMans' pull out units. Quartz work surface with matching upstand. Bespoke mirrored splash back. Integrated AEG appliances include: washing machine, dishwasher, two electric ovens, coffee machine and microwave. Central island with one and a half sink with quartz drainer and 'Quooker' tap and chrome mixer tap over. Five ring ceramic induction hob with modern chrome and glass electric extractor fan over. Integrated CDA full height fridge and full height freezer. Italian marble flooring with underfloor heating. 'Pop up' sockets, contemporary central heating radiator and television point. UPVC double glazed doors giving access to the rear elevation with UPVC double glazed windows to either side.

Dining Room

11'7" x 9'1" (3.54m x 2.79m)

Engineered timber flooring. UPVC double glazed window to the front elevation and central heating radiator.

FIRST FLOOR ACCOMMODATION

Landing

Loft partially boarded with pull down aluminium ladder, storage cupboard, central heating radiator and doors leading off.

Bedroom One

12'5" x 12'2" (3.80m x 3.73m)

Range of fitted wardrobes. UPVC double glazed windows to the front elevation, central heating radiator and wood effect laminate flooring. Aperture leads through to Dressing Area with further fitted wardrobe. Door leading into:

En-suite

7'4" x 5'5" (2.24m x 1.66m)

Walk-in open shower cubicle with tinted shower screen and

fixed head chrome shower. Circular porcelain sink set into charcoal grey vanity unit with wall mounted chrome mixer tap over. Low flush w.c. The room is tiled on all walls to ceiling height with matching flooring in high gloss porcelain 'marble effect' tiling. Contemporary central heating radiator.

Bedroom Two

9'5" x 8'8" (2.89m x 2.65m)

Fitted double wardrobe. UPVC double glazed window to the rear elevation. Modern timber cladding to halfway point with dado rail. Central heating radiator.

Bedroom Three

15'7" x 8'1" maximums* (4.76m x 2.48m maximums*)

*including En-suite area

Double fitted wardrobe. UPVC double glazed window to the rear elevation. Central heating radiator. Door leads to:

En-Suite

Walk-in shower cubicle housing chrome fixed shower head and shower attachment. Corner wall mounted wash hand basin with chrome mixer tap over and white high gloss vanity unit beneath. UPVC double glazed frosted window to the side elevation and central heating radiator. The area is tiled to ceiling height on all walls. Electric extractor fan.

Bedroom Four

10'4" x 7'0" (3.17m x 2.15m)

Fitted white corner units. UPVC double glazed window to the rear elevation and central heating radiator.

Bathroom

7'3" x 5'6" (2.23m x 1.68m)

White suite comprising: panel bath with traditional style chrome mixer tap over with shower attachment. Pedestal wash hand basin with traditional style chrome taps over and low flush w.c. UPVC double glazed frosted window to the side elevation. The room is tiled on all walls to ceiling height and including flooring. Extractor fan and central heating radiator.

EXTERIOR

Front



Enclosed to each side with perimeter fencing. Tarmac driveway providing off street parking for two vehicles and gives access to integral garage with 'up and over' door. Decorative crushed slate area with shrubs. Further block paved area providing parking for additional vehicles. Pedestrian access gate gives access down the side of the property to:

Rear

Fully enclosed with perimeter fencing with 'Yorkshire' stone flags and raised decking area with sunken fish pond with timber bridge across. Outside tap, outside power points, lantern and BBQ area.

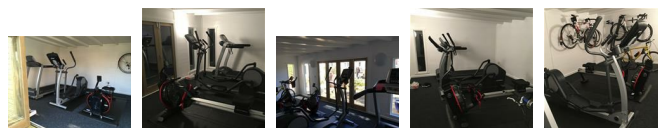
Garage

18'1" x 8'2" (5.53m x 2.49m)

Benefitting from power and lighting.

Outbuilding/Office/Gym

19'2" x 11'3" (5.85m x 3.45m)



Benefitting from power points, electric wall heaters. Bi-fold double glazed timber doors and double glazed windows to the front and side elevations. Rubber roofing with lifetime guarantee.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: Wakefield Council

Tax Banding: E

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.

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

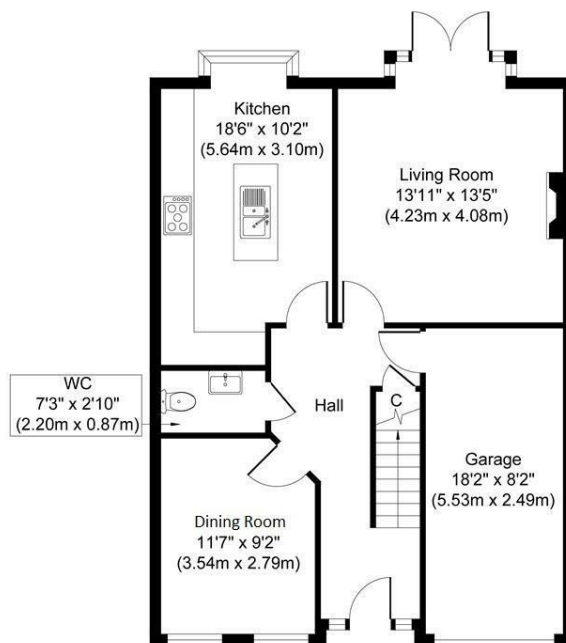
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

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

VIEWINGS

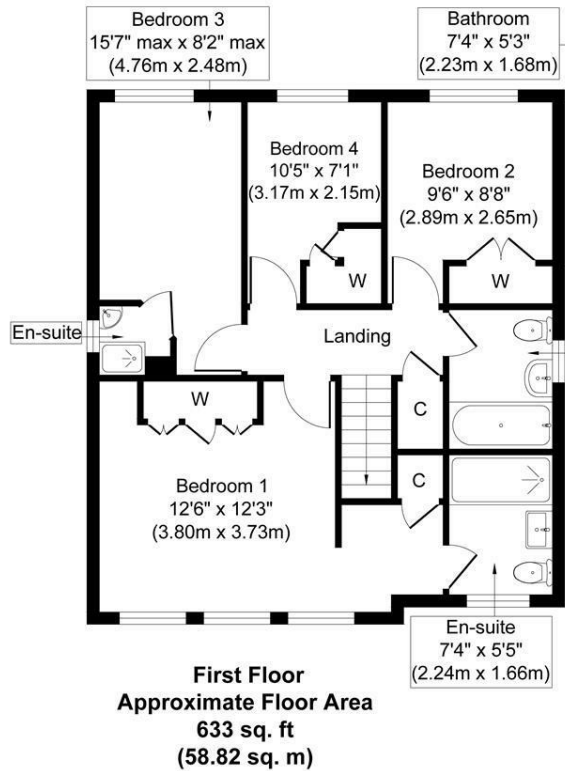
Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some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



Ground Floor
Approximate Floor Area
784 sq. ft
(72.83 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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