

Park Row



Northland View, Pontefract, WF8 1HS

Offers Over £120,000



DINING KITCHEN**MODERN BATHROOM SUITE**REAR COURTYARD** Situated in Pontefract this terraced property briefly comprises: living room and kitchen diner to the ground floor. To the first floor are three bedrooms and bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.



GROUND FLOOR ACCOMMODATION

Entrance

uPVC entrance door with double glazed frosted panel to the top half leads into:

Entrance Hallway

3'4" x 3'3" (1.04m x 1.01m)

Laminate wood flooring, staircase giving access to the first floor accommodation, smoke alarm and door leading through to:

Living Room

12'9" x 12'1" (3.90m x 3.69m)



Feature timber fire surround with marble back and raised hearth housing living flame coal effect gas fire in a brass effect and matt black finish. uPVC double glazed window to the front elevation, central heating radiator and door leading to:

Kitchen Diner

12'9" x 11'6" (3.91m x 3.52m)



Having base and wall units in a wood grain effect finish with brushed steel handles. Roll top laminated work tops, tiled splashback. Four ring gas hob in a brushed steel with matching electric extractor over with built-in downlighters and fan assisted electric oven. Plumbing for automatic washing machine, one and half drainer sink with chrome mixer tap over and ceiling spotlights. Ceramic floor tiling, uPVC double glazed window to the rear and uPVC door with two double glazed frosted panels to the top half gives access to the rear. Handy understairs storage area and further pantry housing the central heating boiler.

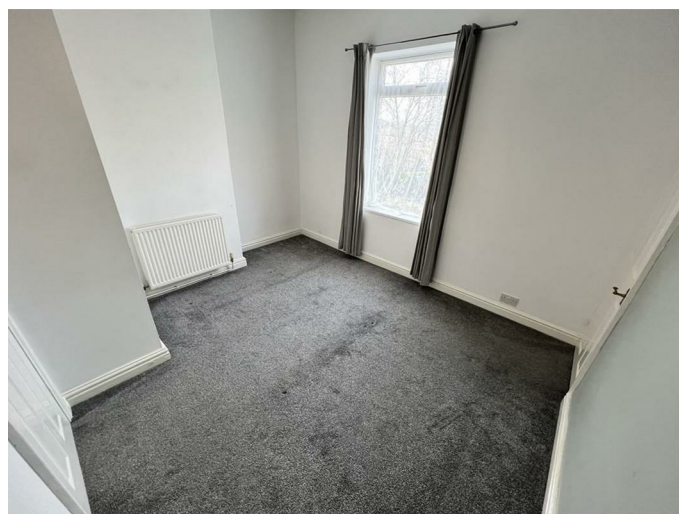
FIRST FLOOR ACCOMMODATION

Landing

With access to the loft, smoke alarm and doors leading off.

Bedroom One

12'1"ax x 9'9"ax (3.70max x 2.98max)



uPVC double glazed window to the front elevation and storage cupboard providing hanging and shelved storage space. Central heating radiator.

Bedroom Two

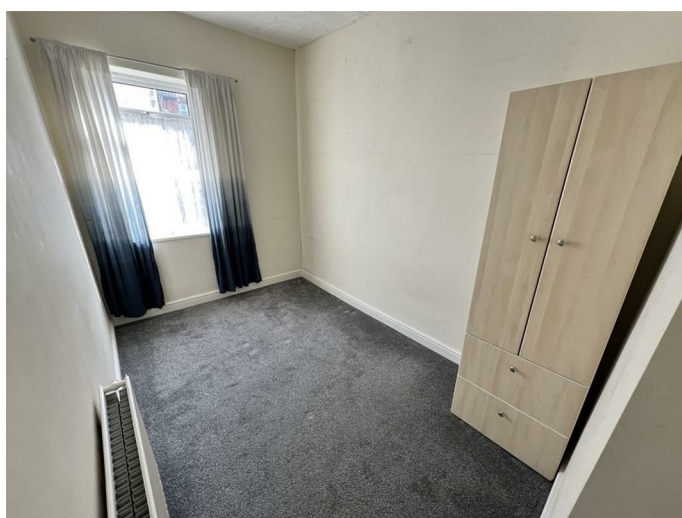
12'11" x 7'4" (3.94m x 2.26m)



Central heating radiator, uPVC double glazed window to the rear elevation.

Bedroom Three

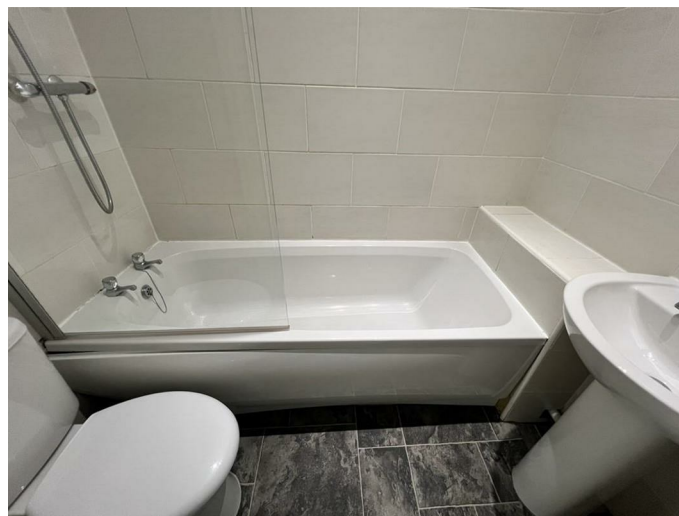
11'1" x 7'3" (3.38m x 2.23m)



Central heating radiator and uPVC double glazed window to the rear.

Family Bathroom

6'3" x 4'1" (1.92m x 1.25m)



With a white suite comprising: panel bath with chrome taps over and mains shower above with chrome fittings and glass shower screen. Close coupled w.c and pedestal wash hand basin with chrome taps over. Tiled to three quarter height to all walls. Ceiling mounted electric extractor fan. Electric wall mounted blow heater and electric shaver point.

EXTERIOR

Rear

Enclosed with combination with perimeter wall and perimeter fence, flagged patio area and outside floodlight. Timber pedestrian gate gives access out. Outside tap.

HEATING & 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 A 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.

MEASUREMENT'S

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 HOUR'S

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

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

TENURE AND COUNCIL 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 & MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Standard

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.

VIEWING'S

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.







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