

# Park Row



**Stella Gardens, Pontefract, WF8 2SR**

**Offers Over £220,000**



MODERN DETACHED BUNGALOW\*\* BATHROOM WITH BATH AND SEPARATE SHOWER\*\* VACANT POSSESSION. This property is situated in Pontefract and briefly comprises: entrance hallway, living room, kitchen, two bedrooms and family 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

Composite entrance door with two double glazed frosted panels leading into:

### Entrance Hallway

Smoke alarm, access to the loft, central heating radiator, dado rail, built-in storage cupboard providing shelving and doors leading off

### Kitchen

11'7" x 8'5" (3.54m x 2.59m )



Having base and wall units in a blue painted finish with chrome handles. Roll top laminated work tops, tiling between units, single drainer sink with chrome mixer taps over. uPVC double glazed window to the front elevation and uPVC double glazed frosted window to the side elevation. Plumbing for automatic washing machine and central heating radiator.



### Living Room

19'6" x 10'5" (5.96m x 3.20m )



Having a feature 'Adams' style fire surround with marble back and raised hearth housing electric fire with decorative coals in a brushed steel finish. uPVC double glazed window to the front elevation and television point. Coving, dado rail and central heating radiator. Power for two wall lights.

### Bedroom One

14'6" x 9'7" (4.42m x 2.94m )



uPVC double glazed window to the rear elevation, central heating radiator and coving. Fitted wardrobes to one wall comprising: three double wardrobes in a white finish providing hanging, shelving and pull out drawer systems.



## Bedroom Two

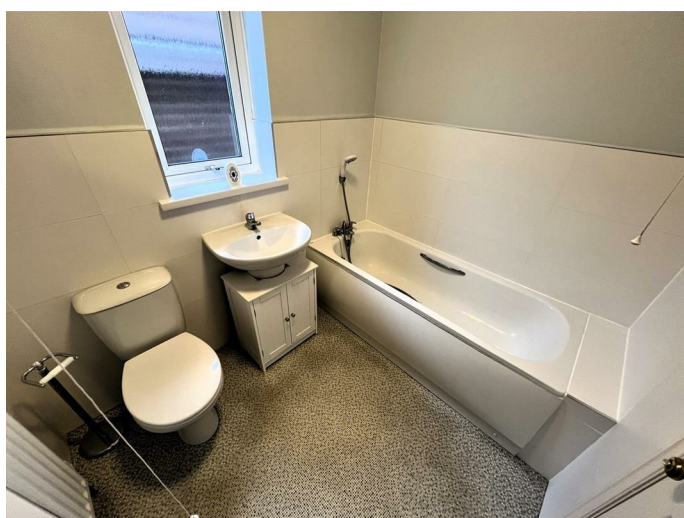
9'4" x 8'5" (2.86m x 2.58m )



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

## Family Bathroom

7'5" x 6'1" (2.28m x 1.86m )



Having a white suite comprising: panel bath with chrome mixer tap over and integrated shower attachment. Pedestal wash hand basin with chrome mixer tap over and close coupled w.c. Walk-in shower cubicle housing 'Mira' electric shower which is wet walled to ceiling height and has bi-folding door. Central heating radiator, tiled to the half way point to all other walls. Wall mounted electric extractor fan, uPVC double glazed frosted window to the side elevation.

## EXTERIOR

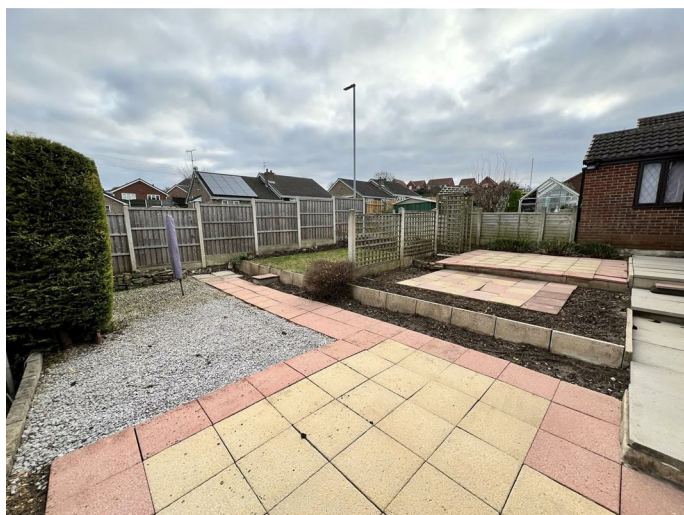
## Front



Lawned area with shrubs and central shrub feature. Tarmac driveway with hedging to the left providing off street parking for two/three vehicles. Twin wrought iron vehicular access gates give access to a flagged off street parking area which leads to a detached brick built garage with up and over door, power and light connected. Steps give access to the front door. Flagged pathway leads down the side of the property where there is an outside tap and continues to the rear.



## Rear



Fully enclosed with perimeter fence with lower level patio area with decorative pebbled area. Step leads up to a further lawned area and further patio area. Third patio 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: Ultrafast

Mobile: 5G

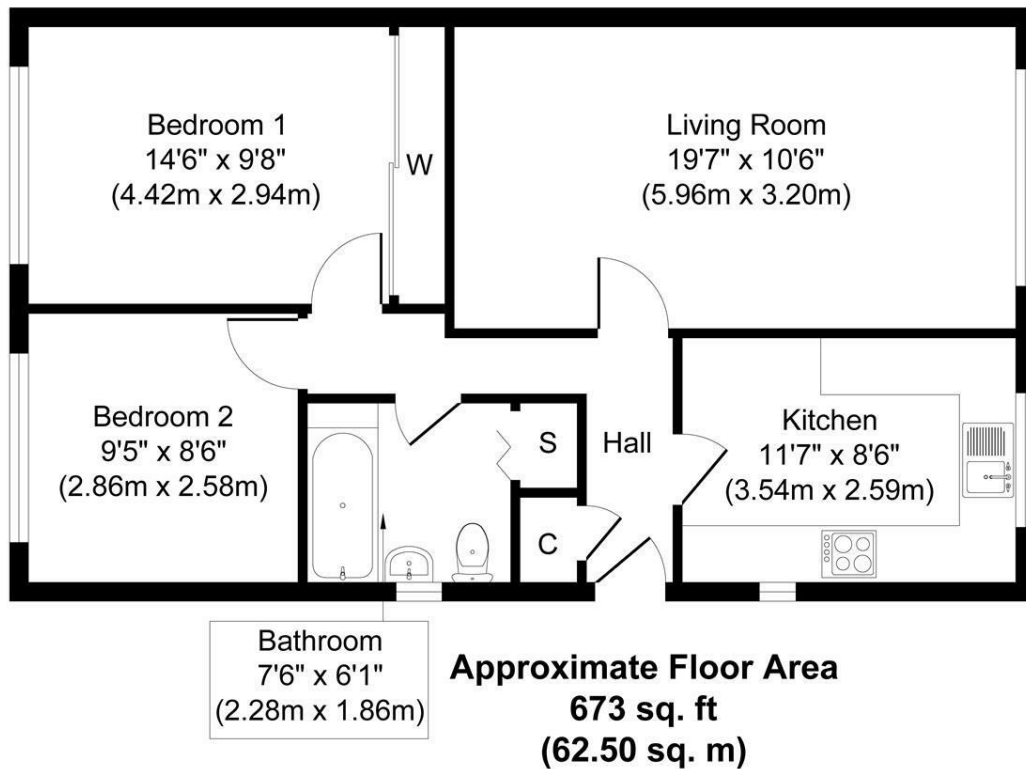
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## 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.





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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