

...Your proactive estate agent



Cromwell Mount, Pontefract, WF8 1NZ
Offers In Excess Of £70,000

Park Row

The apartment features two generously sized double bedrooms, with the master benefiting from an en-suite for added privacy and convenience. The modern living space is complemented by a well-equipped kitchen and a contemporary main bathroom.



SECOND FLOOR APARTMENT

Hallway

2.11 x 0.96 (6'11" x 3'1")

Gives access to the storage cupboard. Doors with access to bedroom one, bedroom two and family bathroom. Door to the lounge. Wall mounted electric heater.

Bedroom One

3.05 x 3.39 (10'0" x 11'1")

UPVC double glazed window to the rear elevation, wall mounted electric heater. Access door to the en suite

En Suite

1.65 x 1.58 (5'4" x 5'2")

Shower cubicle, Sink, toilet and wall mounted heater. Shaving socket.

Bedroom Two

2.32 x 3.43 (7'7" x 11'3")

UPVC double glazed window to the rear elevation and wall mounted electric heater.

Main bathroom

2.04 x 1.95 (6'8" x 6'4")

Having mixer tap, sink and toilet with low-level flush. Wall mounted electric towel rail, wall mounted wall heater, part tiling to walls.

Kitchen

3.12 x 1.88 (10'2" x 6'2")

UPVC double glazed window to the side elevation. Kitchen consists of a range of wall and base kitchen units with laminate work surfaces over, electric oven and extractor fan, decorative wall tiling and stainless-steel sink with mixer tap and drainer. Plumbing for washing machine, space for fridge freezer.

Lounge

3.15 x 5.36 (10'4" x 17'7")

UPVC double glazed bay window to the rear elevation, electric wall mounted heater, TV, sky and Internet sockets. Door to the kitchen diner area.

EXTERIOR

Rear

Communal Gardens and an allocated parking space.

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

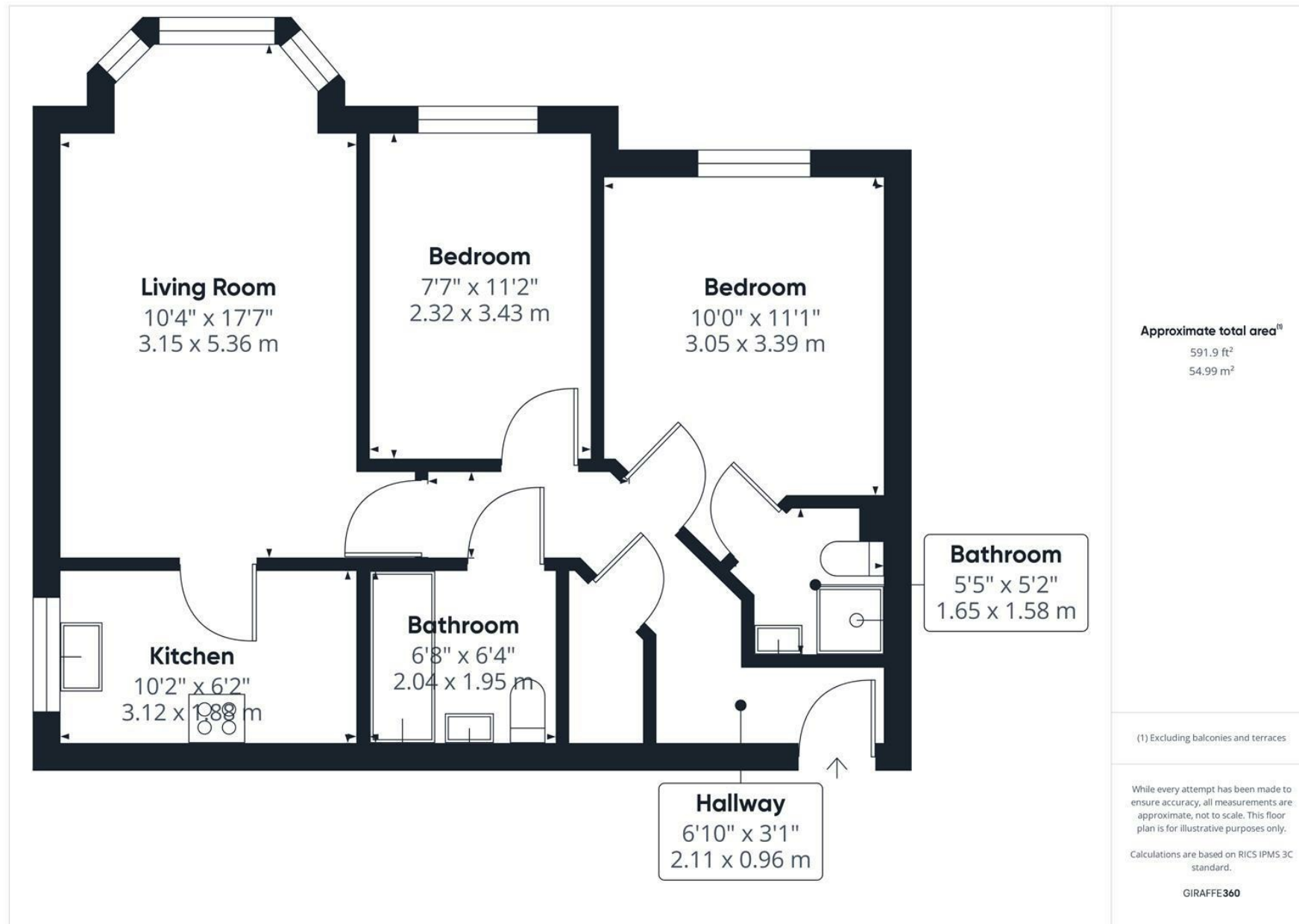
CALLS ANSWERED :

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



T 01977 791133

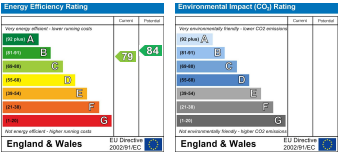
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