

...Your proactive estate agent



**Churchbalk Lane, Pontefract, WF8 2QW**  
**£210,000**



Inside, the property features contemporary décor throughout, with bright, spacious rooms that are ready to move into. The living spaces are both stylish and practical, perfect for both everyday living and entertaining.

Situated in a highly sought-after location, the home is just a short walk from local schools, shops, and the vibrant Pontefract town centre. Commuters will appreciate the excellent transport links, with easy access to both rail and bus networks, making travel around the region smooth and hassle-free.

This home truly ticks all the boxes for those seeking a mix of comfort, style, and convenience.



## Ground Floor Accommodation

### Entrance Hall

UPVC double glazed door to the front elevation, staircase leads to the first floor and door access into the lounge.

### Lounge

UPVC double glazed window to the front elevation, gas central heated radiator, electric wall mounted radiator, Oak wood flooring and access door into the kitchen diner.

### Kitchen

With a range of wall and base modern kitchen units and complementary work surfaces over. Wall mounted Combi boiler, storage cupboard, UPVC double glazed door to the side elevation and rear UPVC double glazed windows. The kitchen is equipped with an electric oven hob and extractor fan. stainless steel sink with mixer tap. Plumbing for a washing machine. Shelving and space for a dining table.

### First Floor Landing

UPVC double glazed window to the side elevation. Timber banister, loft access and doors to 3 bedrooms and the family bathroom.

### Bedroom one

UPVC double glazed window to the front elevation, fitted wardrobes, central heated radiator.

### Bedroom Two

UPVC double glazed window to the rear elevation gas central heated radiator

### Bedroom Three

UPVC double glaze window to the front elevation gas central heated radiator

## Bathroom

Bath with a shower over sink with a mixer tap and toilet with a low-level flush. Chrome heated towel rail PVC double glazed window to the rear aspect fully tiled walls

## Rear Garden

A good-sized rear garden with patio areas, land garden and a large shed which has electric. There is a side patio area and timber gates which will lead to the front of the property.

## Front Garden

Driveway with double iron gates and borders for planting

## 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

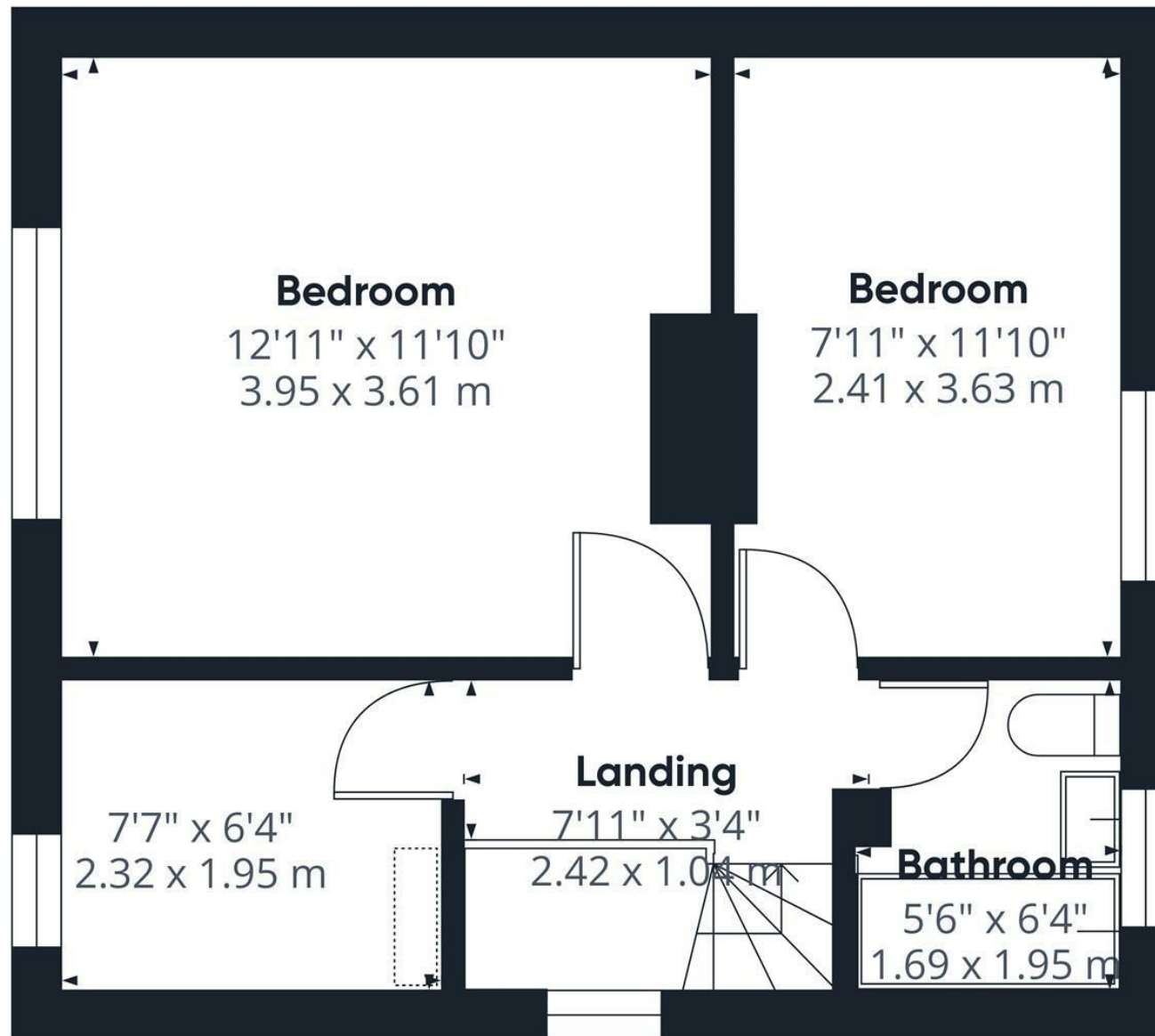
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## 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.



Floor 1

Approximate total area<sup>(1)</sup>

347.46 ft<sup>2</sup>  
32.28 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

T 01977 791133

W [www.parkrow.co.uk](http://www.parkrow.co.uk)

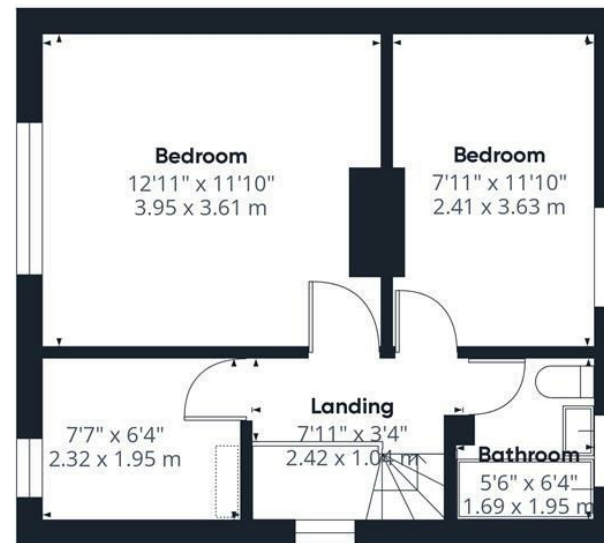
17-19 Cornmarket, Pontefract, West Yorkshire, WF8 1AN

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**Park Row**



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

725.06 ft<sup>2</sup>  
67.36 m<sup>2</sup>

(1) Excluding balconies and terraces

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