

... Your proactive estate agent

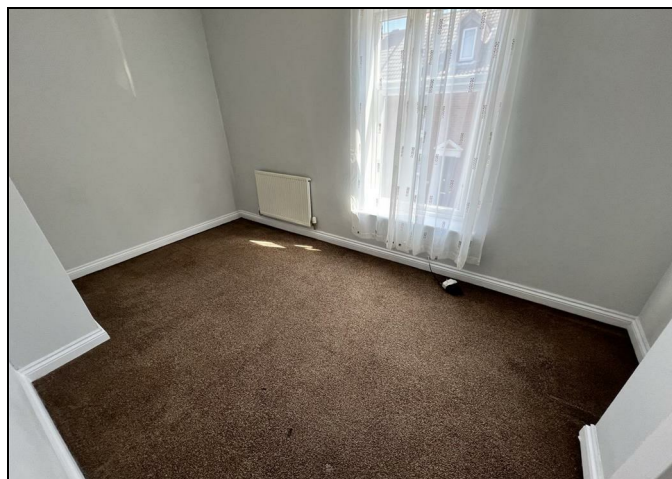


Queen Street, Pontefract, WF8 4AF
Offers Over £130,000

Park Row

Offered with no onward chain, this well-presented three bedroom mid-terrace home is ideally located just a short walk from Pontefract town centre. Perfect for first-time buyers and investors alike, the property is ready to move into and offers fantastic access to local amenities and transport links.

Call now to arrange your viewing



GROUND FLOOR ACCOMMODATION

Entrance

With UPVC entrance door with double glazed, frosted panel to the top half lids into entrance hall, entrance hall with dado rail, central heating, radiator, laminated wood flooring, staircase giving access to first floor accommodation, doors leading off living room.

Living Room

3.49 x 3.37 (11'5" x 11'0")

With central heating radiator, laminated wood flooring, coving, UPVC, double glazed window to front elevation.

Kitchen

4.44 x 3.79 (14'6" x 12'5")

With base and wall units in a white gloss finish. Roll top, laminated work tops, single drainer, sink with Chrome mixer tap over, four ring electric hob and electric oven. Laminated wood floor, tiling between units, UPVC double glaze window to rear elevation, handy storage cupboard, central heating radiator, door leads through to utility room.

Utility Room

2.28 x 1.97 (7'5" x 6'5")

With base unit in high gloss grey roll top, laminated worktop and plumbing for automatic washing machine, central heating radiator, ceramic floor tiling, UPVC double glazed window to side elevation and composite door with double glazed panel to the top half, Gives access to rear courtyard. Steps lead up to door to family bathroom.

Family Bathroom

2.77 x 1.79 (9'1" x 5'10")

White suite comprising panel bath with Chrome taps over, WC. Pedestal wash hand basin with Chrome taps over. Two

UPVC double glazed frosted windows to side elevation, coving, Ceramic floor tiling and ceramic wall tiles to all walls to ceiling height.

first floor accommodation Landing

With doors leading to

Bedroom One

4.40 x 2.56 (14'5" x 8'4")

Central heating, radiator, UPVC double glazed window to front elevation

Shower room

2.55 x 2.17 (8'4" x 7'1")

White suite comprising walk in shell cubicle with main shell with Chrome fittings, close cupboard, WC wall mounted wash and basin with Chrome tapped over access to loft. Bathroom is tiled to ceiling height to all walls has ceramic floor tiling and central heating radiator.

Bedroom Two

3.82 x 2.10 (12'6" x 6'10")

Central heating aviator UPVC, double glazed window to rear elevation.

Bedroom three

2.97 x 2.21 (9'8" x 7'3")

Central heating aviator UPVC, double glazed window to rear elevation

Rear

Outside to the rear is a fully enclosed rear courtyard with timber pedestrian gate giving access to rear and PIR operated floodlight.

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:

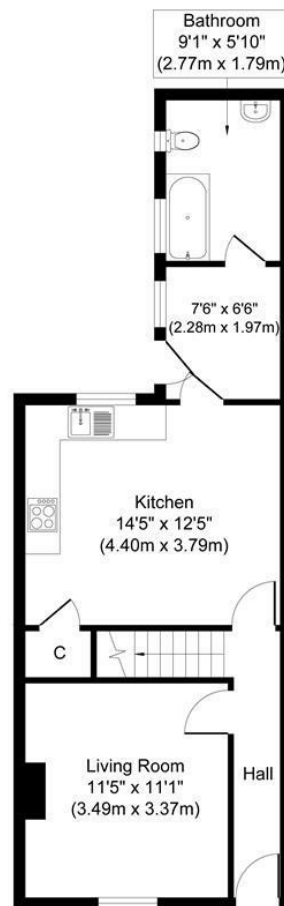
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
513 sq. ft
(47.65 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.

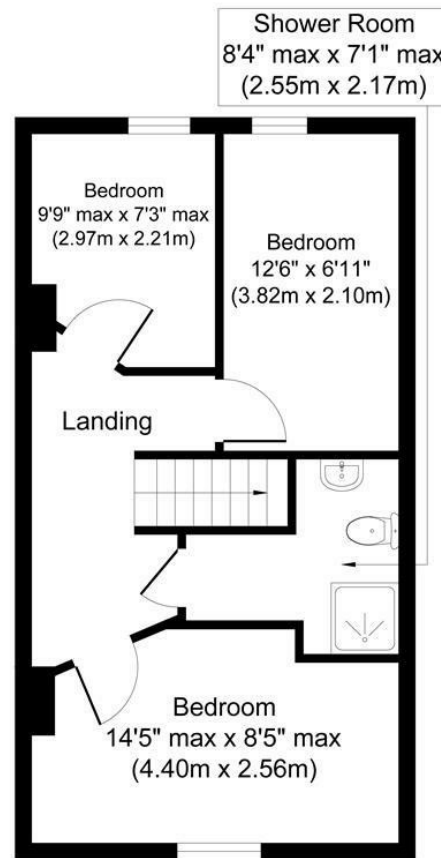
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First Floor
Approximate Floor Area
402 sq. ft
(37.31 sq. m)

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