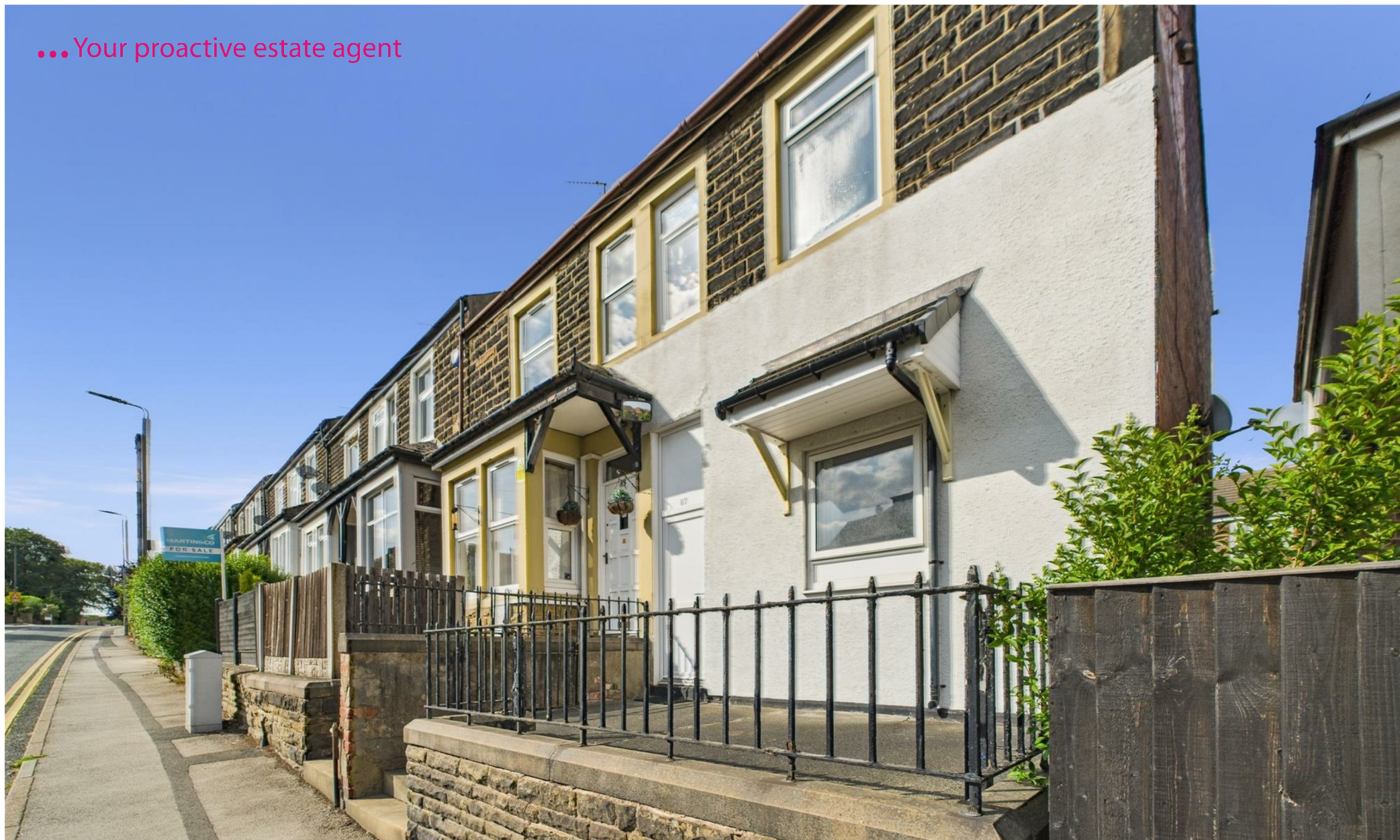


...Your proactive estate agent

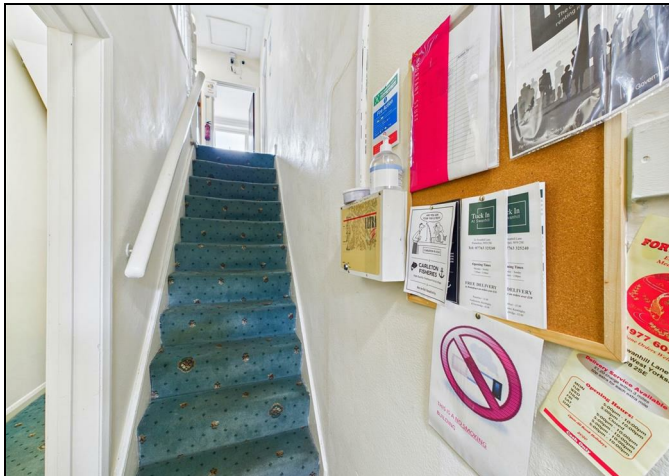


Carleton Road, Pontefract, WF8 3NE
Offers Over £200,000

Park Row

Situated in a sought after residential location in pontefract , this spacious terrace presents an outstanding investment opportunity. Already structurally configured into a HMO with further potential to better its condition or layout, also the property is ideal for conversion back into two separate dwellings (subject to planning and title separation).

Accessed via a quiet private road at the rear, the property benefits from parking , and a versatile internal layout that suits both rental investment or redevelopment strategies. While previously presented as 2 two-bedroom homes, the layout lends itself to multiple room lettings, with large bedrooms and communal space.



GROUND FLOOR ACCOMMODATION

Entrance Hall

Front entrance doorway leads into the entrance hall which provides access to the first floor. Communal lounge, communal washroom, storage cupboard and room two.

Room two

UPVC double glazed bay window to the front elevation, Gas central heated radiator

Washroom

With Plumbing for washing machine machines are UPVC double glazed window to the side elevation. Rear access door and a door leads to the boiler room with toilet.

WC

Toilet with a sink and wall mounted boiler.

Stairs to the first floor

Landing

glazed window to the side aspect. Access to the communal kitchen. Shower rooms. Room three room four, room five and room six.

Kitchen

With a range of wall and base kitchen units, electric oven, gas hob, stainless steel sink drainer and mixer tap. UPVC double glazed window to the rear elevation gas central heated radiator.



Shower room

UPVC double glazed window to the rear elevation. Toilet sink and separate shower cubicle. Gas central heated radiator.

Shower room two

Shower cubicle.

Room three

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

Room four

UPVC double glazed windows to the front elevation, gas central heated radiator.

Room five

UPVC double glazed windows to the front elevation, gas central heated radiator.

Room six

UPVC double glazed windows to the front elevation, gas central heated radiator.

Externally

Both properties have front buffer gardens. And to the rear there is shared communal parking for three cars.



Room one

UPVC double glazed window to the front elevation electric heated radiator. UPVC double glazed front door corridor leads into the communal kitchen.

Communal Kitchen

base kitchen units. Cooker sink with mixer tap. Access to room two. Access to WC. Access to shower room and access to the rear garden.

WC

Toilet and sink

Shower room

Sink and shower

Room two

UPVC double glazed window to the rear elevation. Electric heater.

Externally

Both properties have front buffer gardens. And to the rear there is shared communal parking for three cars.

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

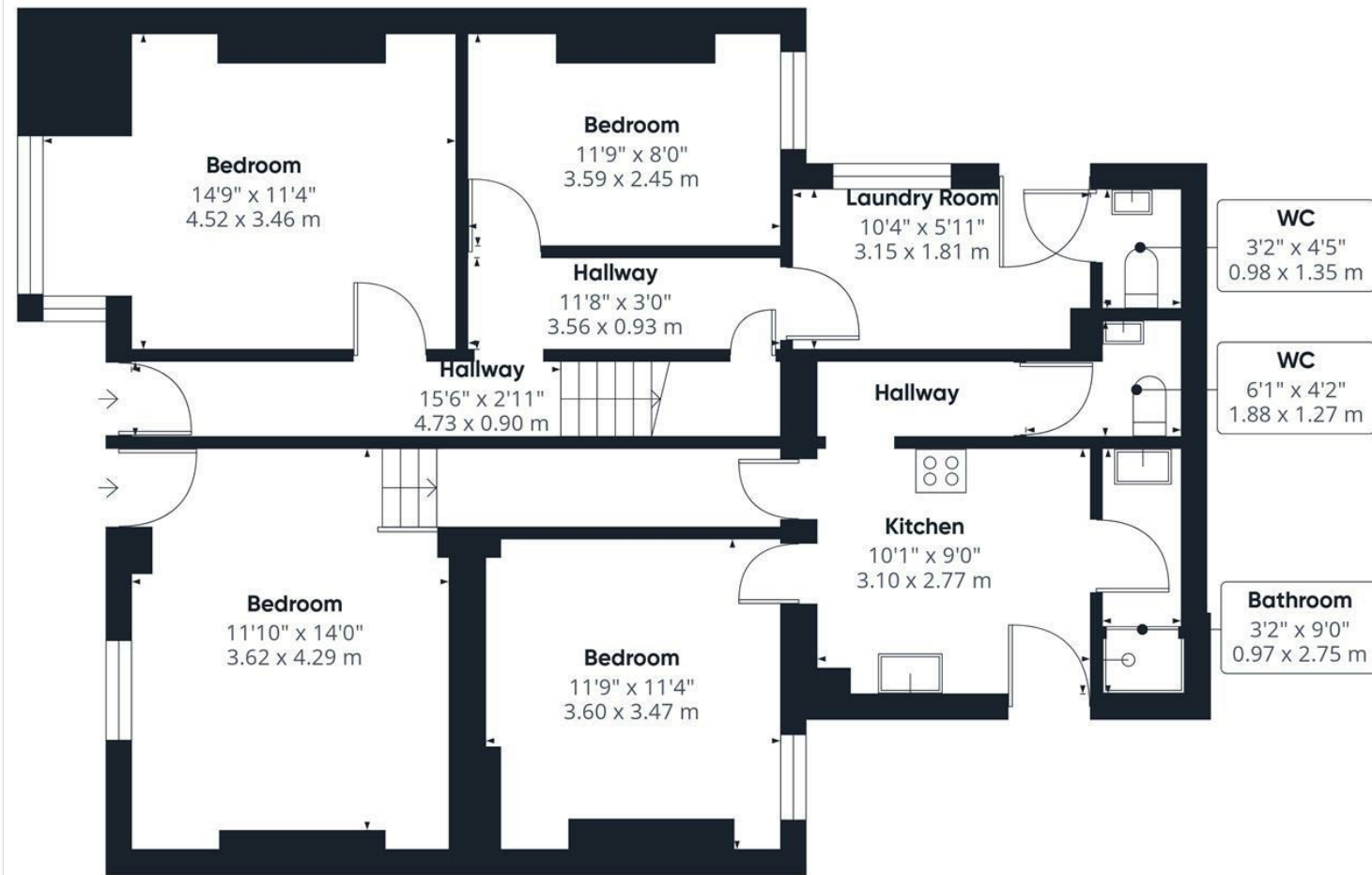
CASTLEFORD - 01977 558480

Additional Notes

Council Tax Band - Wakefield

85 - B

87 - A



Floor 0

Approximate total area^m
923 ft²
85.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

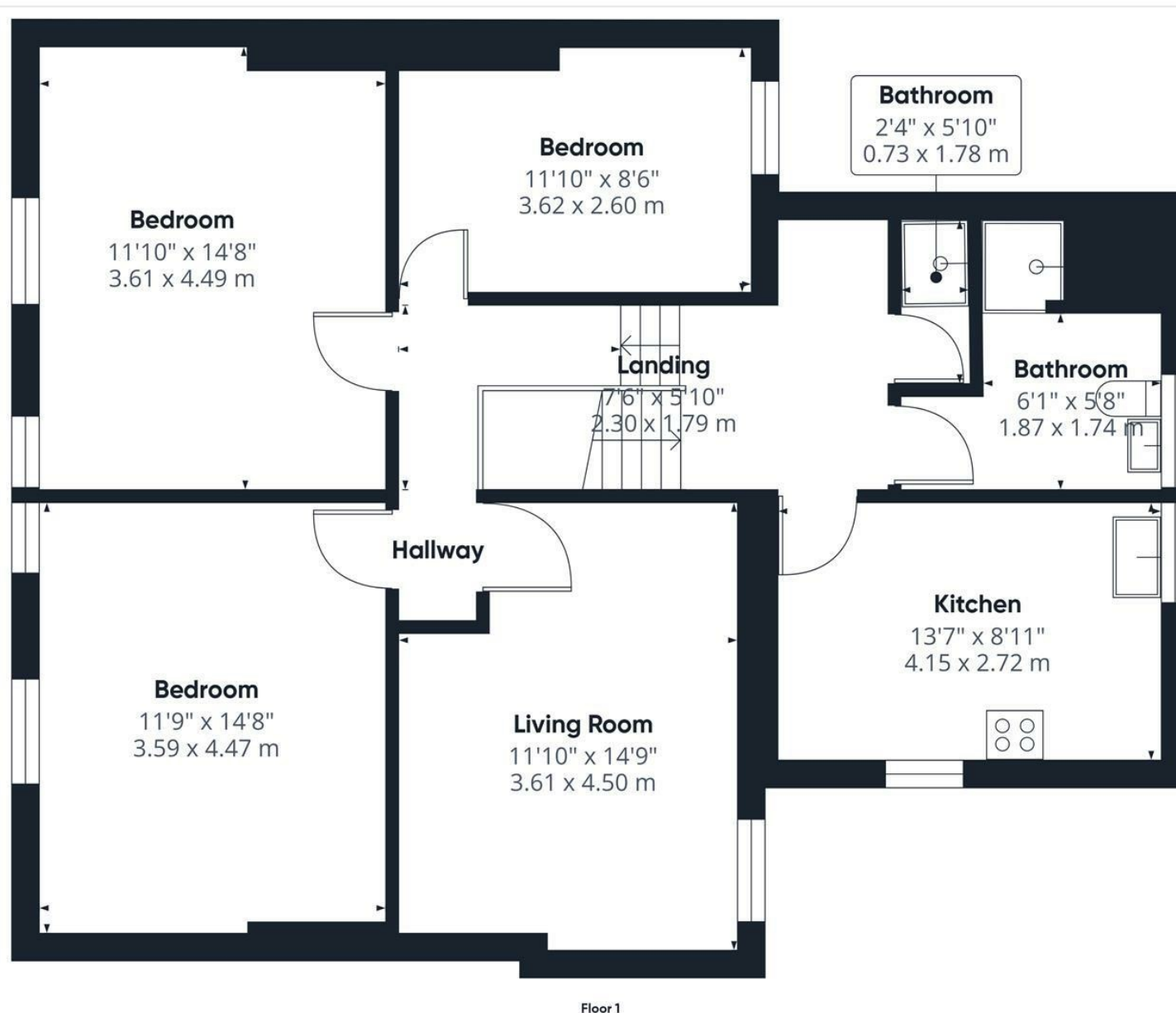
T 01977 791133

W www.parkrow.co.uk

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

pontefract@parkrow.co.uk





Approximate total area⁽¹⁾
895 ft²
83.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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