

... Your proactive estate agent

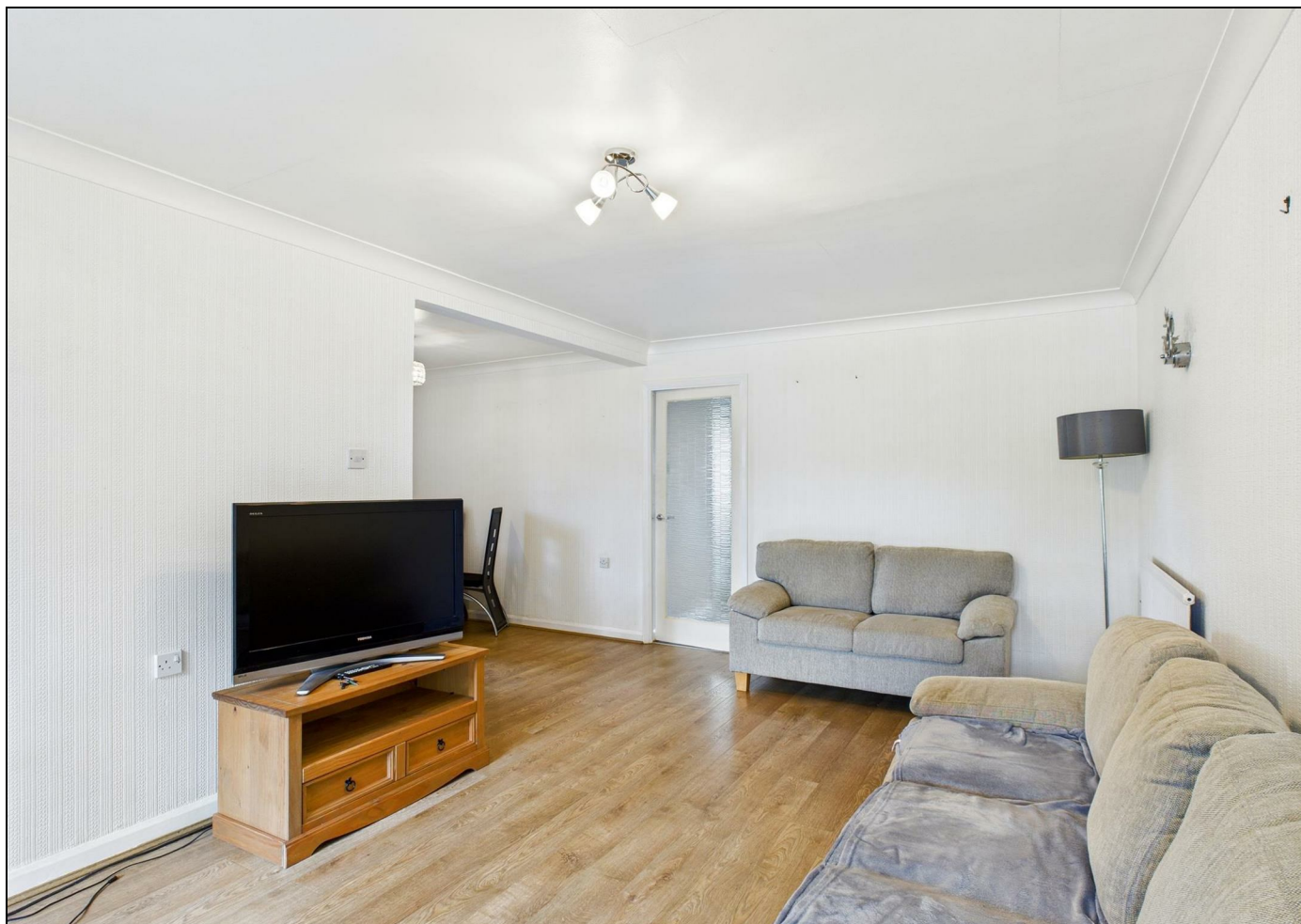


The Uplands, Pontefract, WF8 4HZ
Offers Over £110,000

Park Row

Tucked within a well-maintained development with a strong sense of community, the property enjoys the use of attractive communal gardens — perfect for relaxing outdoors in peaceful surroundings. A private garage adds convenience and extra storage space.

Inside, the apartment offers a bright and welcoming lounge diner, ideal for entertaining or unwinding, and a separate fitted kitchen with ample workspace. Both double bedrooms are generously sized, providing flexible options for guests, home working, or storage.



GROUND FLOOR APARTMENT

Entrance Porch

A useful entrance porch accessed through a timber panel glazed front door leading into the living/dining room.

Living / Dining Room

open plan living and dining space having three central heating radiators, high quality wood laminate flooring, upvc double glazed front window, and a upvc double glazed window to the side aspect

Kitchen

Featuring a comprehensive range of units to high and low levels set within a wood effect roll edge laminate work-surface with splash-back tiling and incorporating basin with drainer and mixer tap, gas hob, electric oven, extractor fan and space for under counter appliances. There is a upvc double glazed window to the front aspect and wall mounted combi boiler.

Storage

located off the dining area with space and plumbing for automatic washing machine.

Rear Hallway

Access to the bathroom and both bedrooms and high quality wood laminate flooring,

Bedroom

A spacious double bedroom with a upvc double glazed window to the rear aspect, high quality wood laminate flooring and central heating radiator.

Bedroom

A double bedroom with large mirrored fitted wardrobes, upvc double glazed window to the rear aspect, high quality wood laminate flooring and central heating radiator.

Bathroom

Double walk in shower base with shower curtain and shower, pedestal hand wash basin, low level flush w.c and an extractor fan. Central heating radiator.

Outside

The property enjoys its own front garden and has a large communal rear garden.

Garage

With an up and over garage door

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



Approximate total area^m
644 ft²
59.7 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

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