

Park Row

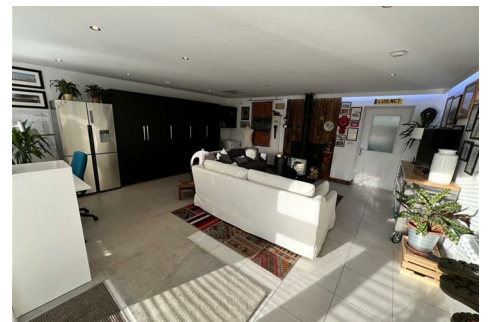


Wheldon Road, Castleford, WF10 2SJ

Offers In Excess Of £280,000



MODERN DETACHED HOUSE** FOUR BEDROOMS** KITCHEN DINER AND UTILITY** EXTERIOR MULTI-FUNCTIONAL ROOM**BEAUTIFULLY PRESENTED. This property was the ORIGINAL SHOW HOME with all the upgrades and is situated in New Fyston Village on the outskirts of Castleford and briefly comprises: entrance hallway, ground floor w.c, kitchen diner, utility, lounge. To the first floor are four bedrooms, bathroom and en-suite. Externally there is a double driveway with space for 4 to 6 cars. The original marketing suite is currently being used as a separate entertainment room. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'



GROUND FLOOR ACCOMMODATION

Entrance

Composite entrance door with two double glazed frosted panels leading into:

Entrance Hallway



Having high gloss ceramic floor tiling, central heating radiator and staircase giving access to the first floor accommodation. Handy understairs storage cupboard, mains powered smoke alarm with battery back-up, keypad for intruder alarm and doors leading off.



Lounge

13'8" x 11'0" (4.18m x 3.36m)



uPVC double glazed window to the front elevation, central heating radiators, television point and coving.

Kitchen Diner

19'6" x 14'2" (5.96m x 4.32m)

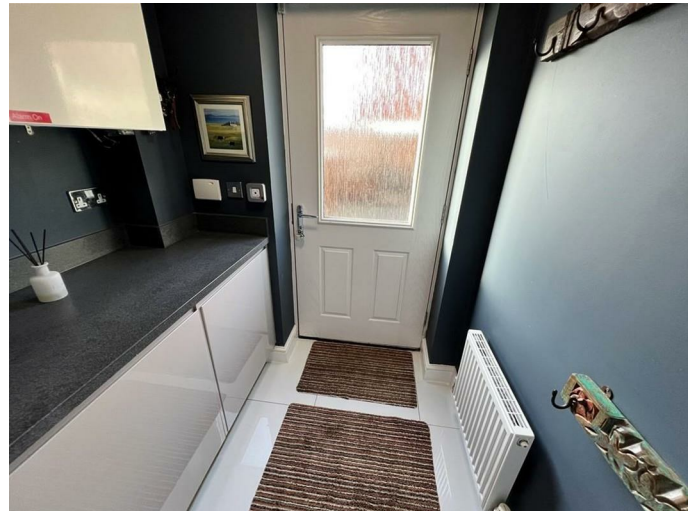


Having 'Symphony' base, wall and tall units in a taupe high gloss finish with graphite square edge work tops with matching upstands. One and a half drainer stainless steel sink with chrome mixer tap over. Integrated fridge, freezer and dishwasher. 'Zanussi' fan assisted double electric oven. Four ring 'Zanussi' electric hob with ceiling mounted electric extractor over in brushed steel and glass with built-in downlighters. Unit lighting and high gloss ceramic floor tiling. uPVC double glazed window to the rear elevation, uPVC double glazed doors give access to rear. Central heating radiator, mains powered smoke alarm with battery back-up. Door leads to:



Utility

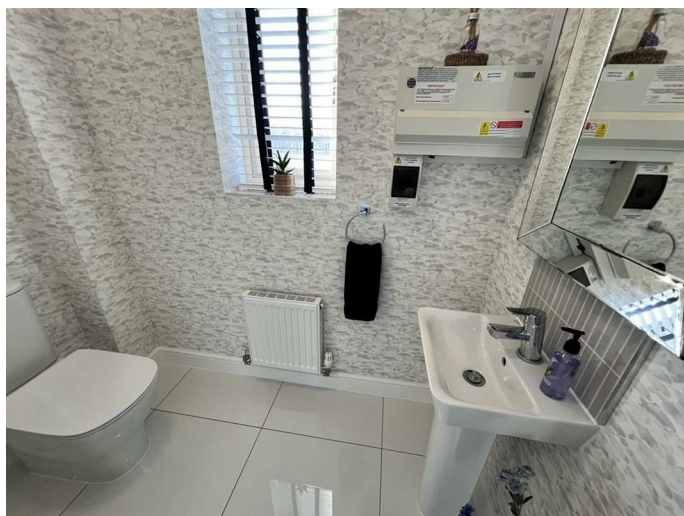
5'10" x 4'2" (1.78m x 1.29m)



Having square edge work top with matching upstands, high gloss taupe base units with concealed washing machine and further wall mounted units. Keypad for intruder alarm and composite door with double glazed frosted panel to the top half gives access to the side. High gloss ceramic floor tiling and central heating radiator.

Ground Floor Cloaks

6'8" x 3'5" (2.04m x 1.05m)



Having a modern white suite comprising: close coupled w.c and pedestal wash hand basin with chrome mixer tap over and tiled splashback. Single central heating radiator and high gloss ceramic floor tiling. Ceiling mounted electric extractor fan, uPVC double glazed frosted window to the side elevation.

LANDING

With timber spindles and balustrade, built-in storage cupboard housing the central heating boiler and cylinder. Access to the loft and doors leading off.

FIRST FLOOR ACCOMMODATION

Master Bedroom

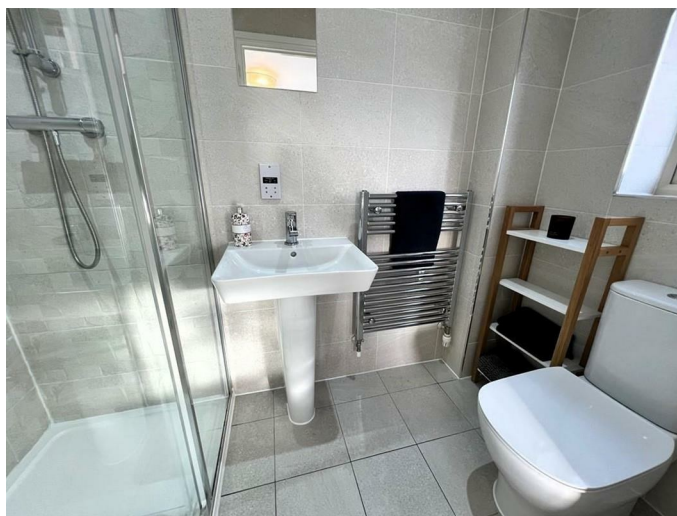
12'5" x 11'0" (3.81m x 3.36m)



Having 'Symphony' fitted wardrobes in a white high gloss finish comprising: two doubles and one single with chrome handles providing hanging and shelved storage space. Single central heating radiator, uPVC double glazed window to the front elevation and door leading to:

En-Suite

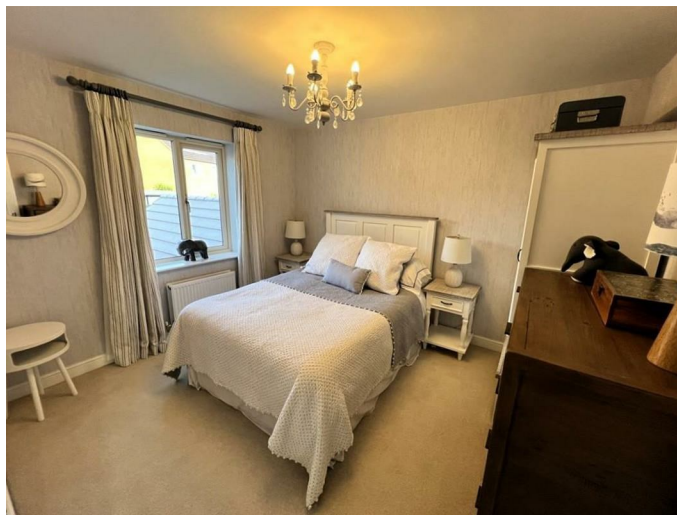
7'7" x 3'11" (2.33m x 1.20m)



Having a walk-in shower cubicle with sliding door, housing mains shower with chrome fittings and floating shower head- Pedestal wash hand basin with chrome mixer tap over and close coupled w.c. Electric shaver point, chrome heated towel rail and ceramic floor tiling. Chrome ceiling downlighters, ceiling mounted electric extractor fan and uPVC double glazed frosted window to the side elevation. Tiled to ceiling height to all walls.

Bedroom Two

11'4" x 10'0" (3.46m x 3.05m)



Central heating radiator, uPVC double glazed window overlooking the rear garden.

Bedroom Three

9'3" x 6'9" (2.82m x 2.08m)



Central heating radiator, uPVC double glazed window to the rear elevation.

Bedroom Four

8'2" x 6'8" (2.51m x 2.04m)



Central heating radiator, uPVC double glazed window to the front elevation.

Family Bathroom

7'3" x 5'6" (2.22m x 1.70m)



Having a modern white suite comprising: panel bath with chrome mixer taps over and electric shower above with glass shower screen. Pedestal wash hand basin with chrome mixer tap over and close coupled w.c. Electric shaver point, tiled to ceiling height to all walls including ceramic floor tiling. Chrome ceiling downlighters, electric extractor fan and uPVC double glazed frosted window to the side elevation.

EXTERIOR

Front

Small buffer garden with wrought iron fence and shrubs. Flagged pathway gives access to front door with PIR operated courtesy lamp and small storm porch over. Double Electric power point.

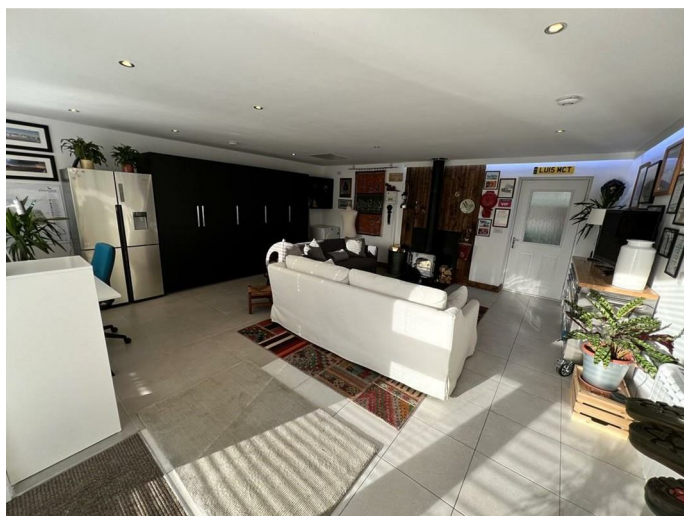
Side



Tarmac driveway with double off street parking and pedestrian gate goes through to further tarmac area and leads to annex room (could easily be converted to double garage/office/storage/leisure space). Timber pedestrian access gate gives access to the rear.

Annex

19'9" x 19'0" (6.02m x 5.81)



With ceramic floor tiling, composite pedestrian door to the rear with double glazed frosted panel to the top half. To the front are uPVC double glazed windows and uPVC double glazed pedestrian access door. Multi- Fuel Burner. Electric heating system, television point, smoke alarm and ceiling downlighters. Access to the loft (the vendors have indicated that the loft space is partially boarded and has light connected.

Rear



Fully enclosed with a combination of perimeter wall and perimeter fence. Double Electric power point. Flagged patio area, lawned area and herbaceous borders. Outside tap.

Locality

The village has a children's park and is not a 'through village' as such. Locally there are the Fryston County Trials, a showcase of green space spanning 65 hectares, featuring 8km of footpaths, cycleways and bridleways along a beautiful stretch of the river. There's a meadow and woodland to walk, run and cycle in, an outdoor classroom facility and a play

area with equipment for all ages.

Additionally you can access Fairburn Ings from here which is another locally renowned nature reserve very popular with locals and travellers alike.

HEATING AND 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.

MEASUREMENTS.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

MAKING AN 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.

OPENING HOURS.

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

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133


CASTLEFORD - 01977 558480

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: FREEHOLD

Local Authority: Wakefield Council

Tax Banding: D



Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: MAINS

Heating: MAINS

Sewerage: MAINS

Water: MAINS

Broadband: ULTRAFAST


Mobile: 5G

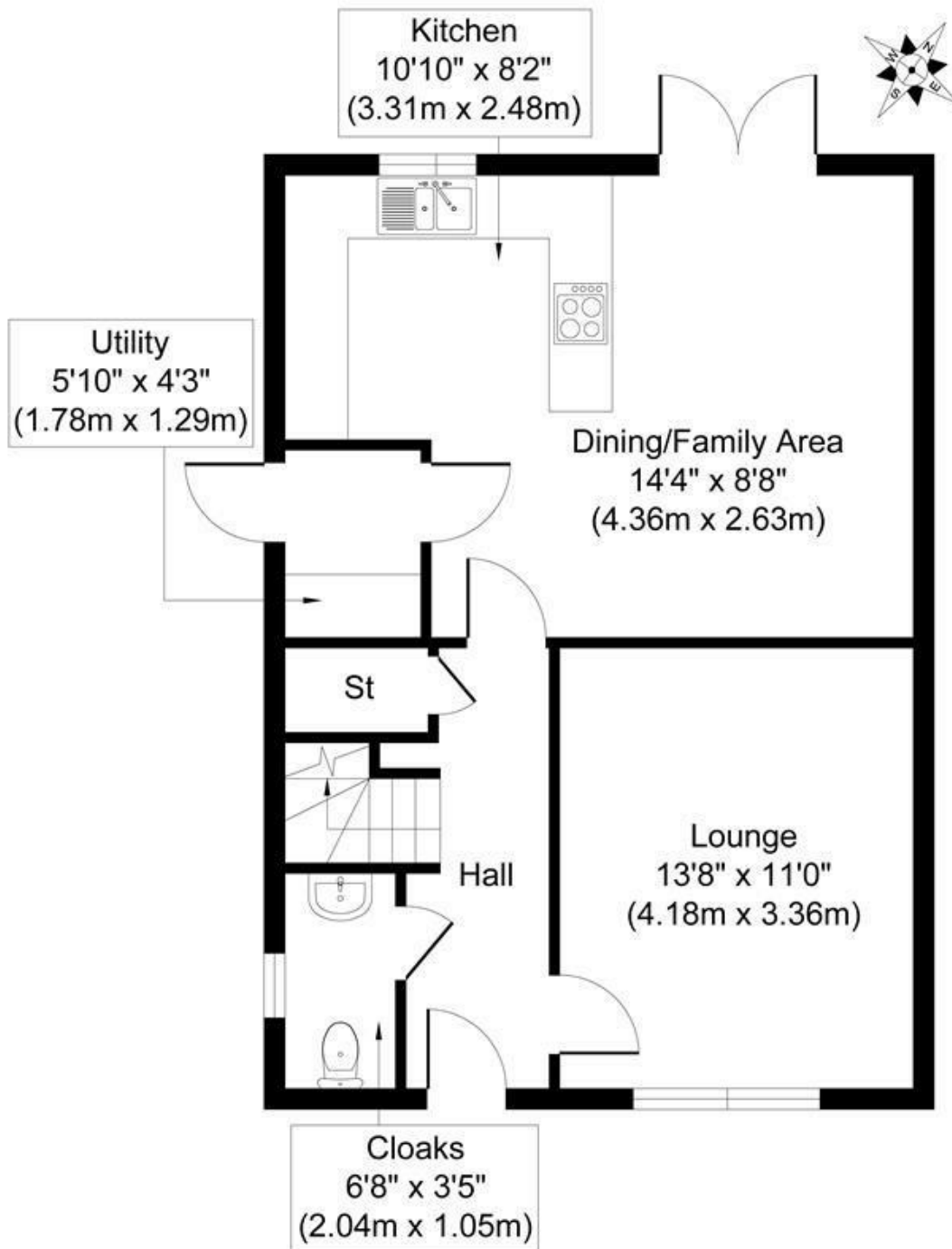
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS.

Strictly by appointment with the sole agents.

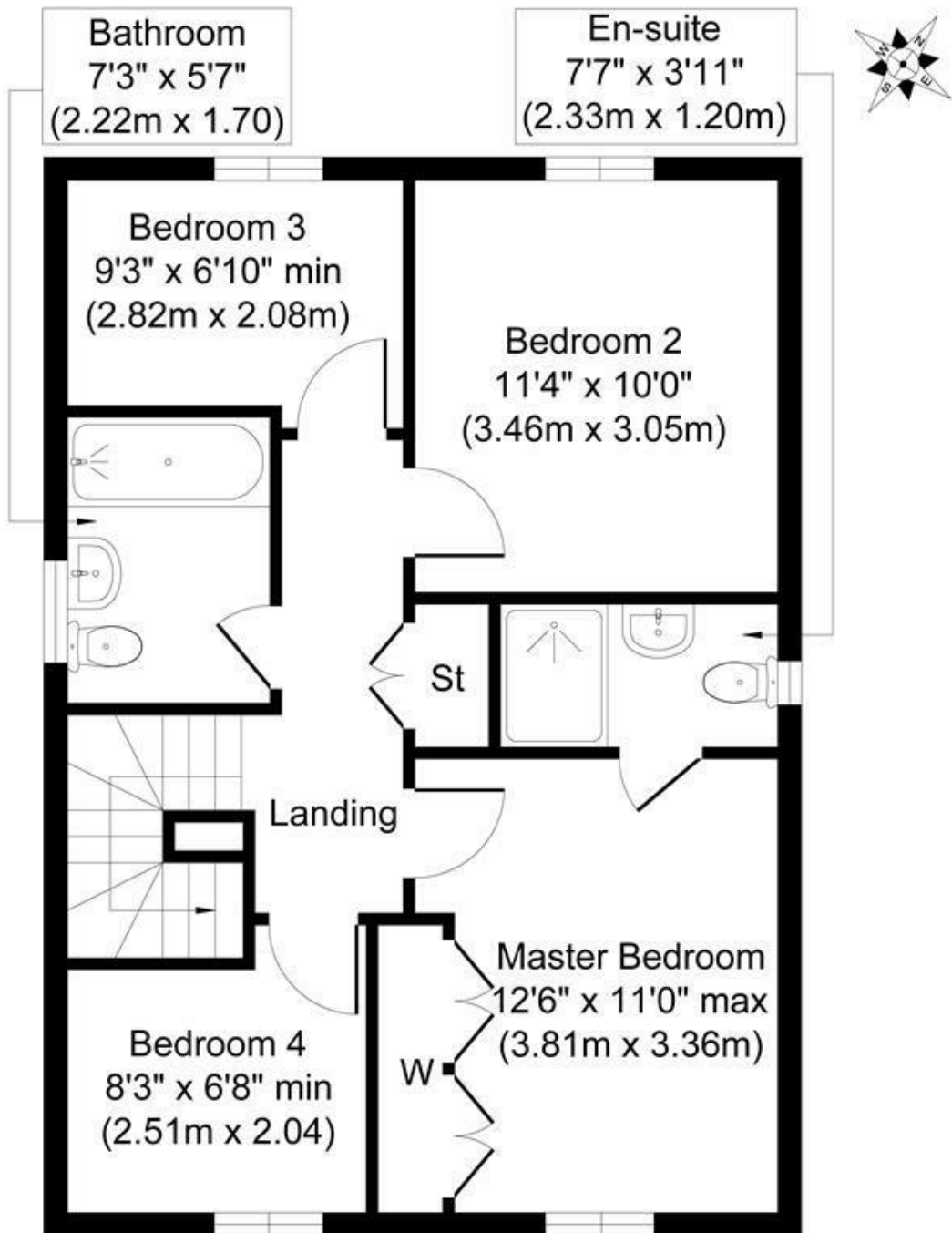
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





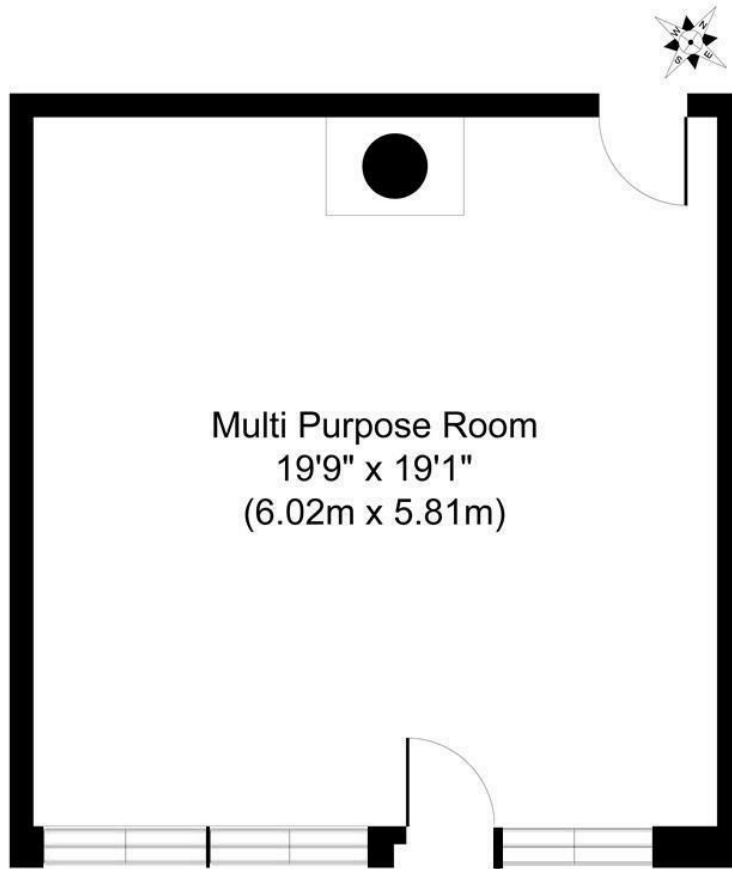
Ground Floor
Approximate Floor Area
557 sq. ft
(51.76 sq. m)

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
557 sq. ft
(51.76 sq. m)

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Multi Purpose Room
19'9" x 19'1"
(6.02m x 5.81m)

Outbuilding
Approximate Floor Area
376 sq. ft
(34.97 sq. m)

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