

...Your proactive estate agent



**Robinson Street, Allerton Bywater, WF10 2BU**  
**Offers Over £140,000**

**Park Row**



## Lead In

Situated on a sought-after street within the popular village of Allerton Bywater, this well-presented two bedroom mid-terrace property offers an excellent opportunity for a range of buyers including first-time purchasers, downsizers and investors alike. The home is modern throughout whilst still offering scope for further potential, making it ideal for anyone looking to add their own touch over time.

The accommodation briefly comprises a spacious lounge, fitted kitchen, two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a rear garden perfect for outdoor seating and entertaining, along with on-street parking to the front.

Ideally located close to local shops, pubs and everyday amenities, the property also benefits from excellent commuter links to both Leeds and Castleford, with nearby transport connections making it perfect for commuters.

Offered to the market with no onward chain, this fantastic home is expected to appeal to a wide range of buyers and early viewings are highly recommended.

## Living Room

**3.64 x 4.10 (11'11" x 13'5")**

Feature fire with hearth and surround. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.



## Kitchen

**3.45 x 2.61 (11'4" x 8'7")**

Range of high and low level kitchen base units with integrated appliances including an oven, hob and extractor hood. Sink with drainer and chrome tap. Option to reconnect plumbing for washing machine. Access to the sunroom and stairs leading to the first floor. Central heated radiator. UPVC double glazed window to the sunroom.



## Sunroom

**1.65 x 2.33 (5'5" x 7'8")**

UPVC access door leading to the rear yard.

## Landing

**0.86 x 0.76 (2'10" x 2'6")**

Access to both bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

## Bedroom One

**3.65 x 4.17 (11'12" x 13'8")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



## Bedroom Two

**3.43 x 1.76 (11'3" x 5'9")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



Externally, the property benefits from a fully enclosed rear garden designed for low maintenance, featuring a spacious paved patio area ideal for outdoor seating and entertaining. The garden also includes an artificial lawn section and fenced boundaries providing a good degree of privacy and security. To the rear, gated access offers additional practicality, for parking while the overall plot provides a pleasant outdoor space suitable for families, children or pets.



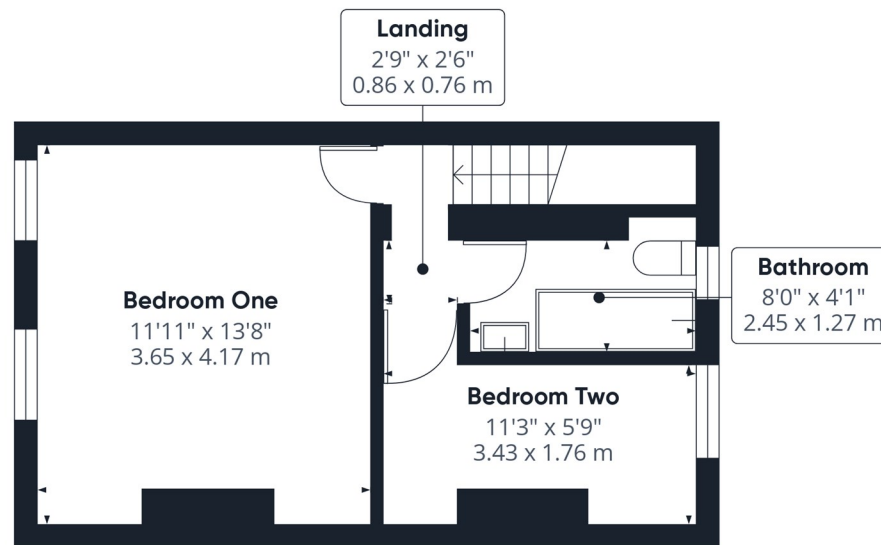
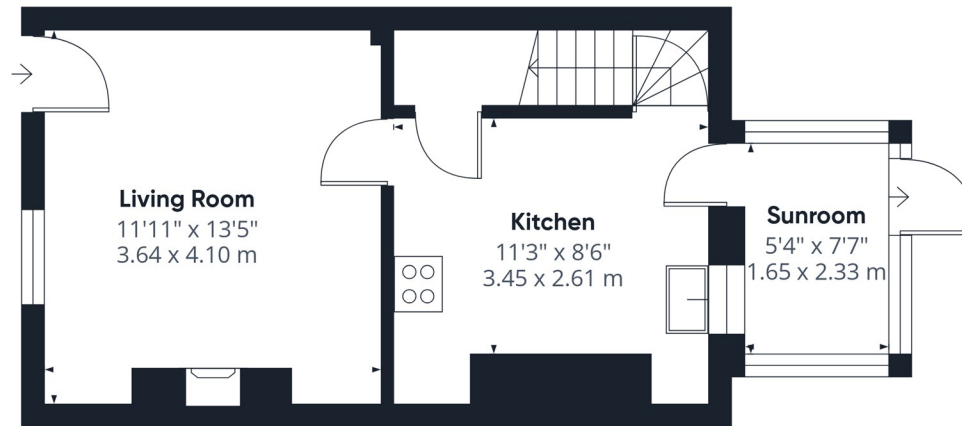
## Bathroom

**2.45 x 1.27 (8' x 4'2")**

White suite comprising of WC with low level flush. Panel bath with chrome tap and shower attachment. Wash hand basin with chrome taps. Full height wall tiling. Wood effect flooring. UPVC double glazed frosted window to the rear aspect.



## External



**Approximate total area<sup>m</sup>**  
609 ft<sup>2</sup>  
56.7 m<sup>2</sup>

(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

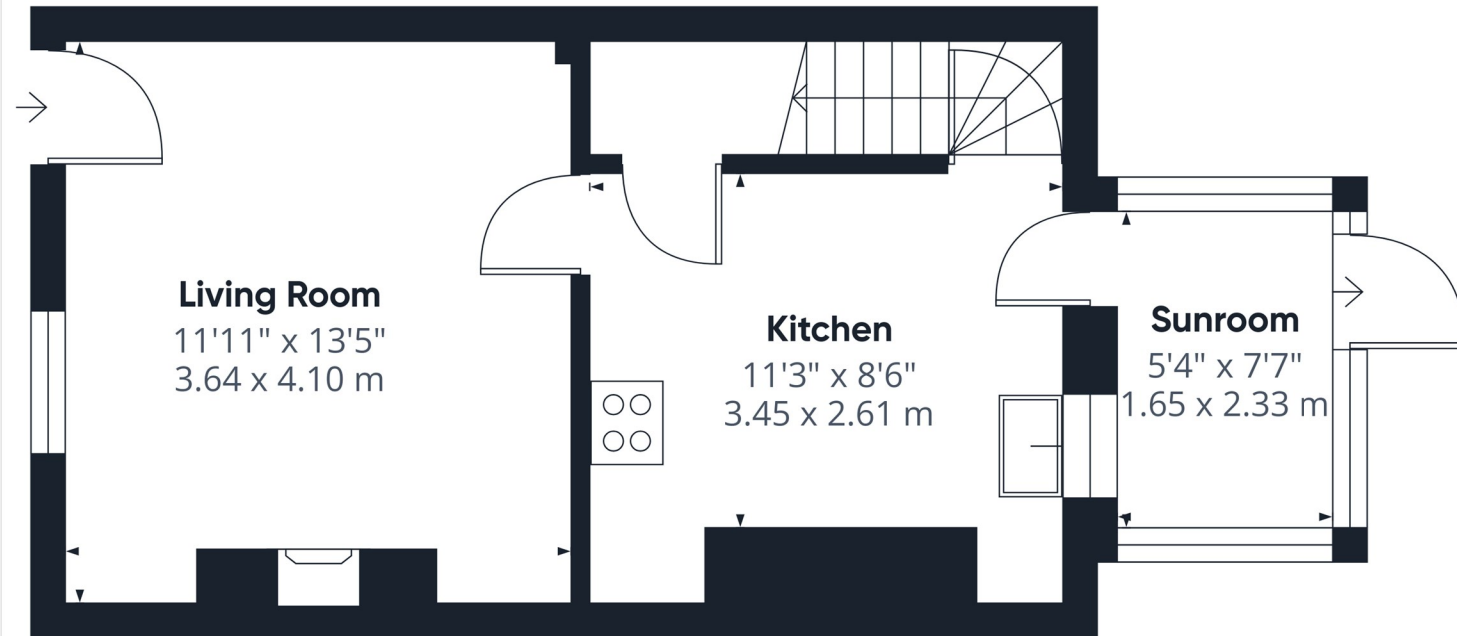
**T** 01977 791133

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

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)





Floor 0

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

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)

