

...Your proactive estate agent



Wentcliffe Road., Ferrybridge, WF11 8QP
Asking Price £190,000

Park Row

Welcome to this spacious three-bedroom town home, set across three floors and located in the heart of Ferrybridge. Offering generous living space with two reception rooms and a versatile layout, this property is ideal for families or first-time buyers seeking a comfortable home with room to grow.



Kitchen / Dining Area

4.66 x 2.88 m (15'3" x 9'5")

This welcoming kitchen features a modern layout with sleek dark grey and white cabinets and ample counter space. It includes a gas hob with an overhead extractor and dishwasher. Light pours in through the window, and the room opens directly onto a bright conservatory, providing a delightful flow to the garden outside. The dining area comfortably seats four and enjoys views through the conservatory to the garden, making it perfect for family meals or casual entertaining.



Conservatory / living room

3.56 x 2.81 m (11'8" x 9'3" m)

The conservatory is a bright and cosy space with a white-paneled ceiling and carpeted floor. Large windows and patio doors let in plenty of natural light and provide easy access to the outdoor area.



WC

0.95 x 1.59 m (3'1" x 5'2")

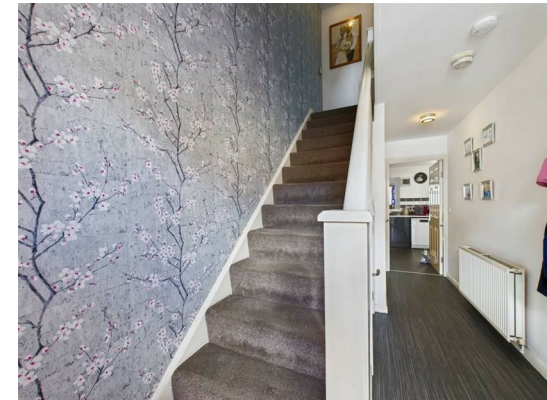
This convenient ground floor WC has a modern white suite with a toilet and basin set within a vanity unit. It is finished with a chrome towel rail and simple decor.



Hallway

0.98 x 4.76 m (3'2" x 15'7")

The hallway is a practical space with carpeted stairs leading to the first floor. It features a decorative wallpapered wall and opens into the kitchen and living room, creating an inviting entrance to the home.



Living Room 2

4.61 x 3.29 m (15'1" x 10'9")

This light and airy first-floor living room provides a peaceful retreat with plenty of space to relax. The room is carpeted and benefits from large windows, which fill the space with natural light. It offers a flexible area that can be used as a lounge or a secondary sitting room.



Bedroom One

2.63 x 2.90 m (8'7" x 9'6")

Bedroom One is a cosy single room with carpeted flooring and neutral tones that create a calm atmosphere. It includes an en suite shower room for added convenience, ideal for a master bedroom.



Bedroom Two

3.56 x 2.94 m (11'8" x 9'7")

Bedroom Two is a spacious double room with carpeted floors and a large window that fills the space with natural light. The neutral colour scheme and simple decor provide a restful ambience, perfect for a guest or family bedroom.



Bedroom Three

4.58 x 2.42 m (15'0" x 7'11")

Bedroom Three is a double room with carpeted flooring and a window overlooking the outside. The space is bright and airy, ideal as a child's bedroom, guest room, or study.



Bathroom

1.92 x 1.86 m (6'3" x 6'1")

The bathroom features a classic white suite with a bathtub and overhead shower. The walls are tiled in white with a decorative red trim, and the floor is dark, offering a fresh and clean feel.



Rear Garden

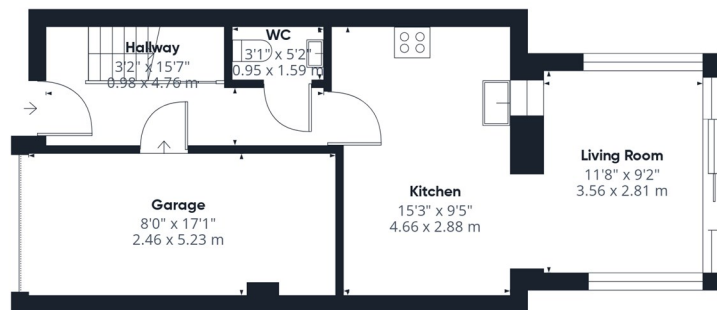
The garden is well maintained with an artificial lawn and various planted pots and raised beds. A paved patio area at the lower level is a pleasant spot for outdoor seating and enjoying the surroundings, while steps lead up to additional garden space, enclosed by wooden fencing for privacy.



Garage

2.46 x 5.23 m (8'0" x 17'1")

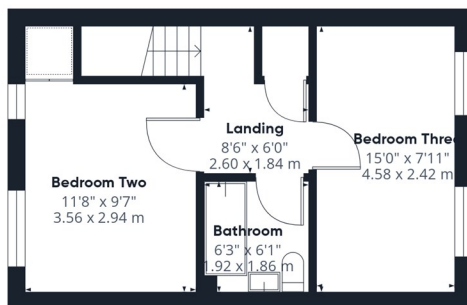
The garage provides secure, covered parking and additional storage space. It is conveniently accessed from the hallway and has an internal door leading into the kitchen.



Floor 0



Floor 1



Floor 2

Approximate total area^m

1153 ft²

107 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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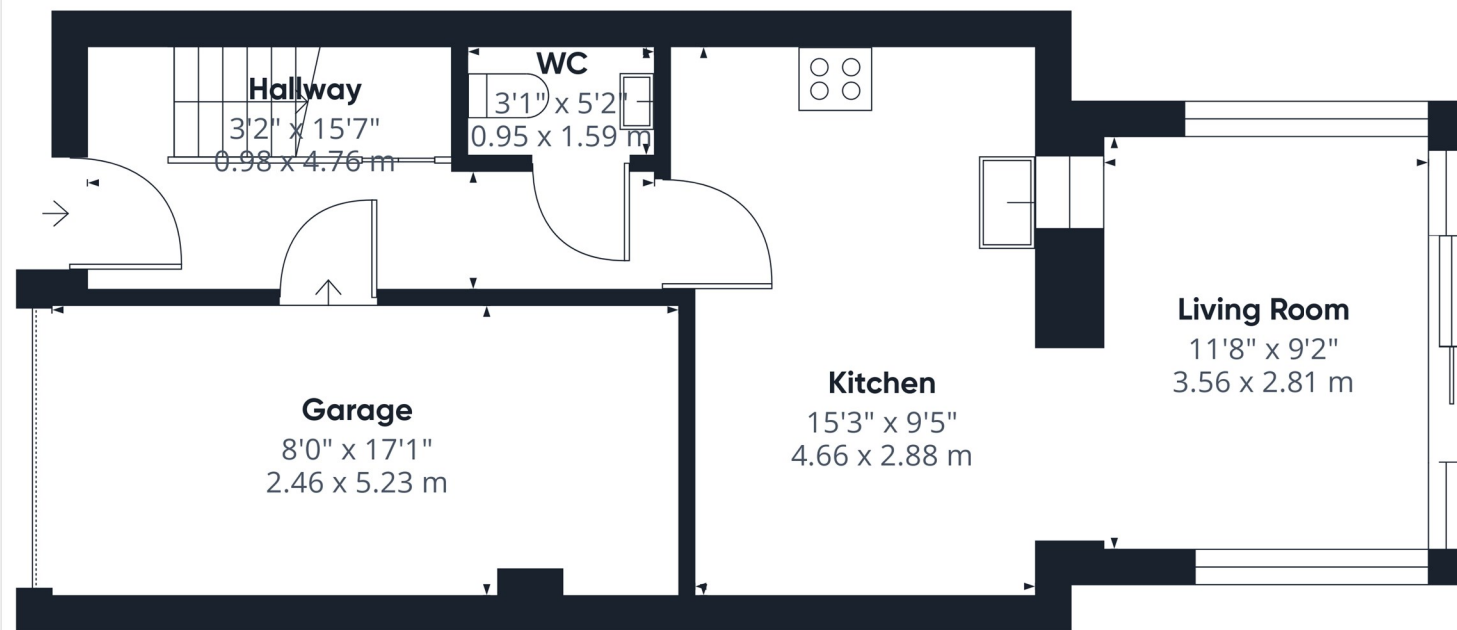
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Approximate total area^m

501 ft²
46.5 m²

(1) Excluding balconies and terraces

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