

...Your proactive estate agent



**Southgate, Pontefract, WF8 1QJ**  
**Offers Over £450,000**

**Park Row**

# Park Row



## Hallway

**2.01 x 2.45 (6'7" x 8')**

Access to living room diner, kitchen, both ground floor bedrooms and the shower room.

## Living Room Diner

**5.99 x 3.45 (19'8" x 11'4")**

Multi fuel burner set in the chimney breast with wooden mantle above and a tiled hearth. Beams to the ceiling. Two central heated radiators. Steps leading up to a dining area with two further central heated radiators. Three aluminium glazed windows looking to the front of the property, further double glazed window looking out to the rear.

## Reception Room

**2.90 x 4.11 (9'6" x 13'6")**

A reception room suitable for a variety of uses such with stairs leading down into the gym.

## Breakfast Kitchen

**5.01 x 4.74 (16'5" x 15'7")**

Country style kitchen with a range of cream shaker style based units and breakfast bar. Ceramic one and a half bowl sink with brushed steel mixer tap. Complementary worktops with space for a range style cooker. Black range master cooker hood. Tiled splash back. Space for a fridge freezer. Wood effect flooring. Central heated radiator. Composite door giving access to the rear. Double glazed windows to the rear.

## Bedroom One

**4.29 x 3.47 (14'1" x 11'5")**

A light airy room with five separate double glazed windows. Three built in storage cupboards. Central heated radiator.

## Bedroom Two

**3.37 x 2.74 (11'1" x 8'12")**

Dual aspect double glazed windows. Built in storage cupboard central heated radiator.

## Shower Room

**2.87 x 2.25 (9'5" x 7'5")**

Large quadrant shower with waterfall head. Wash hand basin set in vanity unit with chrome mixer tap. WC with low level flush. Complementary full height wall tiling. Extractor fan. Vinyl flooring. Contemporary radiator. Double glazed frosted window to the rear.

## Landing

**3.56 x 3.89 (11'8" x 12'9")**

Landing with two double built-in storage cupboards. Two double glazed windows looking out to the front of the property. Access to two bedrooms and shower room.

## Bedroom Three

**3.07 x 5.91 (10'1" x 19'5")**

Double glazed window looking out to the front of the property and dual aspect VL style windows. Double panel central heated radiator.

## Bedroom Four

**5.26 x 2.36 (17'3" x 7'9")**

Built in storage cupboard. Double glazed window looking out to the front of the property. Central heated radiator.

## Shower Room

**2.88 x 2.22 (9'5" x 7'3")**

WC with low level flush. Pedestal wash basin. Built-in shower cubicle with Myra Electric shower. Full height wall tiling. Tiled flooring. Double panel central heated radiator. Frosted double glazed Velux style window.

## Gym

**5.57 x 4.76 (18'3" x 15'7")**

UPVC double glazed French doors leading into the gym. Two glazed windows either side of the doors. Currently set up as a gym but would serve for a variety of uses.

## Garage

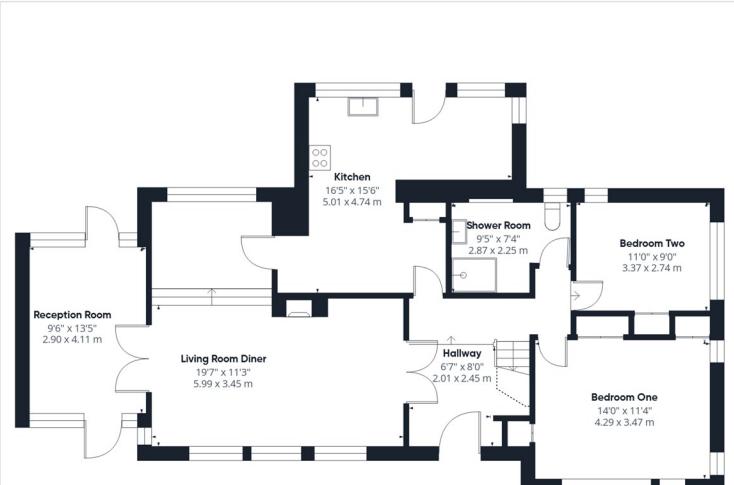
**4.79 x 5.30 (15'9" x 17'5")**

Garage with up and over door single garage and storage space to the side this is attached to the gym.

## Exterior

The property is accessed via double wooden gates opening onto a block-paved frontage, currently arranged with a square of artificial lawn forming a practical outdoor gym area.

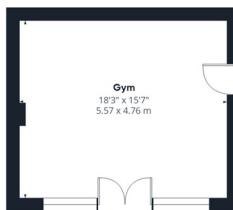
The gardens are predominantly paved for ease of maintenance and versatility. There is an animal house, presently used for keeping chickens, along with a pergola providing a sheltered entertaining space. A further patio area features a separate pergola with artificial grass laid beneath, creating an additional seating or leisure area. Steps lead down to a useful basement storage space. To the side of the property, there is a tiered decked patio area, while steps lead up to a predominantly concrete section where a garden shed is positioned in the corner.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

**Approximate total area<sup>(1)</sup>**

2193 ft<sup>2</sup>

203.8 m<sup>2</sup>

**Reduced headroom**

113 ft<sup>2</sup>

10.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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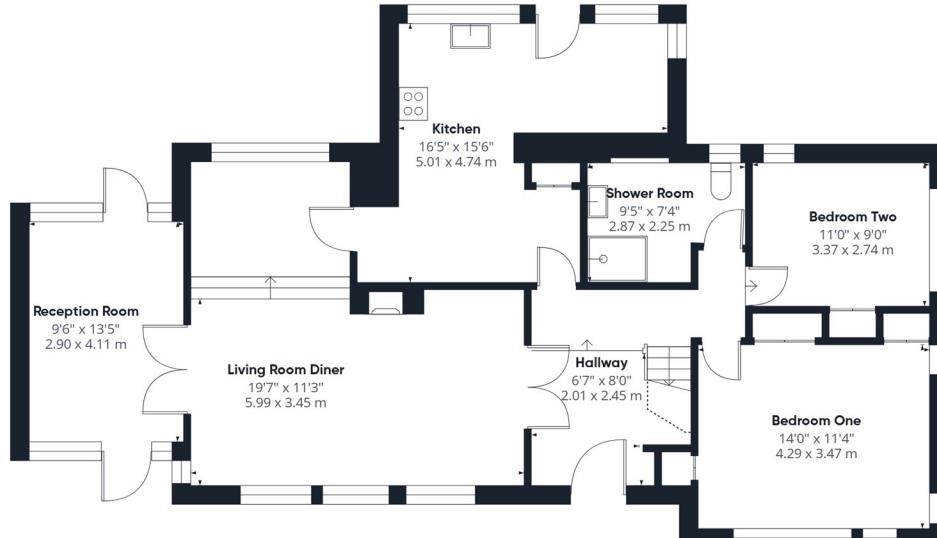
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Park Row



Floor 0 Building 1

Approximate total area<sup>(1)</sup>

1697 ft<sup>2</sup>

157.7 m<sup>2</sup>

Reduced headroom

113 ft<sup>2</sup>

10.5 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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Energy Efficiency Rating		Current	Proposed
Very energy efficient - lower running costs	Band A		
Energy efficient	Band B		
Good	Band C		
Standard	Band D		
Below Standard	Band E		
Very poor	Band F		
Poor	Band G		

More energy efficient - higher running costs

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Proposed
Very environmentally friendly - lower CO <sub>2</sub> emissions	Band A		
Environmentally friendly	Band B		
Standard	Band C		
Below Standard	Band D		
Poor	Band E		
Very poor	Band F		
Poor	Band G		

More environmentally friendly - higher CO<sub>2</sub> emissions

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