

...Your proactive estate agent



West Park Homes, Darrington, Pontefract, WF8 3HY
Offers Over £90,000



Situated on the sought-after West Park Homes site in the desirable village of Darrington, this well-positioned two-bedroom park home offers an excellent opportunity for those seeking a peaceful and manageable home within a popular over 50's development.

Available with no onward chain, the property is ideal for buyers looking to downsize or enjoy a quieter pace of life in a friendly residential setting. Externally, the home benefits from a small, low-maintenance shared garden along with a private driveway, providing both convenience and practicality.

The development itself is highly regarded and perfectly placed for access to a range of nearby amenities, including the local village pub, shop, and excellent road links via the A1 motorway, making it well connected whilst still enjoying a village atmosphere.

Park homes continue to be an increasingly popular choice for retirement living and downsizing, and this property is no exception.

Early viewings are highly recommended to fully appreciate everything this park home has to offer.



Front Exterior

To the front of the property is a paved area with steps leading to both the porch and entrance hall as well as a driveway with space for two cars.



Hallway

2.48 x 1.04 (8'2" x 3'5")

Access to both bedrooms, bathroom and the kitchen diner. Wood effect flooring. Central heated radiator.

Living Room

3.67 x 3.48 (12' x 11'5")

Feature fire with hearth and surround. UPVC door leading out to the front of the property. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the front and side elevations.



Kitchen Diner

2.22 x 3.47 (7'3" x 11'5")

Range of high and low level kitchen units with integrated appliances including oven with four ring hob and extractor hood over. Space for fridge. Option to reconnect plumbing for washing machine. One and half bowl sink with drainer and chrome tap over. Access to pantry cupboard. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front and rear.



Bedroom One

2.23 x 2.83 (7'4" x 9'3")

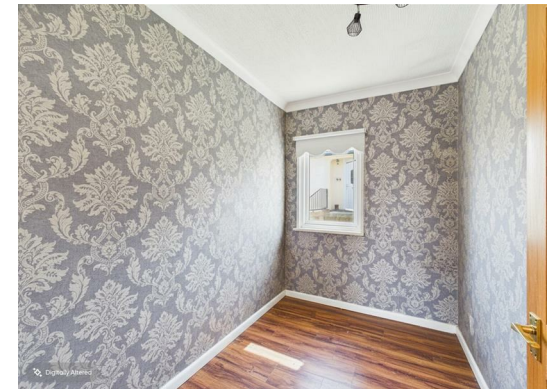
Built in wardrobes for storage. Laminate flooring. Central heated radiator. UPVC double glazed window to the side elevation.



Bedroom Two

1.68 x 2.42 (5'6" x 7'11")

Wood effect flooring. UPVC double glazed window to the rear.



Bathroom

1.38 x 2.36 (4'6" x 7'9")

White suite comprising of WC with low level flush. Panel

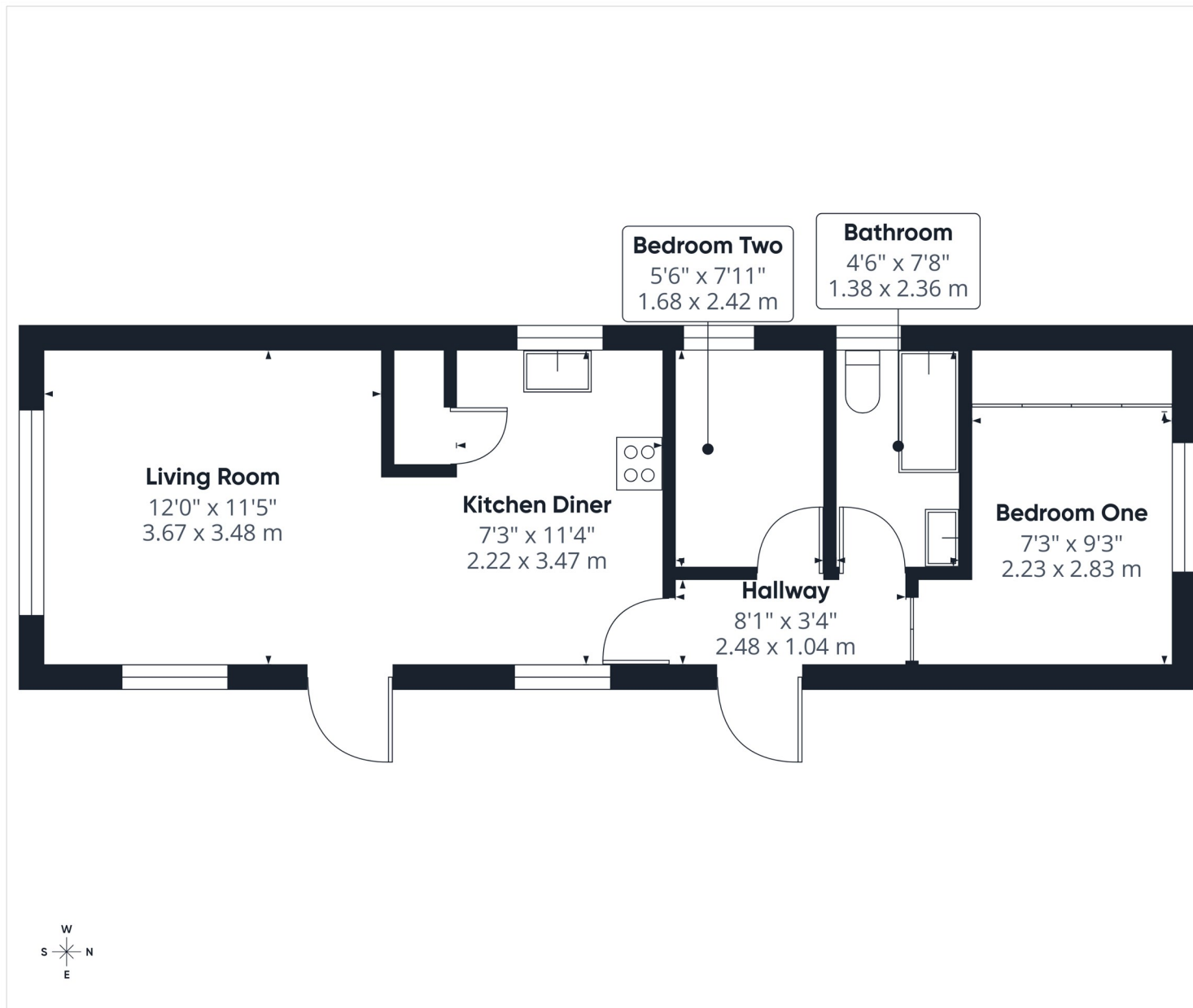
bath with chrome taps and mains feed shower. Wash hand basin with chrome taps. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear.



Rear

To the rear of the property is a shared area mainly laid to lawn giving space for garden furniture. Outside piping for hose.





Approximate total area^m
444 ft²
41.3 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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