

...Your proactive estate agent



Camp Mount, Pontefract, WF8 4BX
Offers Over £230,000

Park Row



Lead In

This immaculately presented three bedroom terrace property truly has the wow factor, having undergone an extensive renovation and been finished to an exceptionally high standard throughout. Offering stylish, modern accommodation combined with a highly sought-after location, this superb home is ready to move straight into.

The renovation has been comprehensive, with new windows installed throughout, a full re-wire and the property having been re-plastered throughout, giving buyers added peace of mind that the improvements go far beyond the cosmetic finish. The property also benefits from a boiler that is only approximately 18 months old, further adding to the impressive list of recent upgrades.

The ground floor features a modern open-plan layout, creating a fantastic contemporary living space that is ideal for both everyday living and entertaining. At the heart of the home is the impressive kitchen diner, which also benefits from underfloor heating, adding an extra touch of comfort and luxury to this beautifully finished space. To the first floor are three good-sized bedrooms, complemented by the property's stylish and thoughtfully finished interior.

Externally, the property benefits from an enclosed rear garden, off-road parking and the added advantage of a separate garage – a fantastic combination that is rarely available with this type of home.

Homes in this area are extremely sought after, thanks to the excellent accessibility to the town centre, highly regarded schools, local shops and supermarkets, train stations and nearby Pontefract Park.

Having been renovated to an extremely high standard, with significant investment made into the property throughout, this home is sure to appeal to a wide range of buyers, from

first-time buyers looking to take their first step onto the property ladder through to families and those searching for a forever home in a fantastic location.

Properties of this calibre in such a popular location are known to sell quickly, so early viewing is highly recommended to fully appreciate the quality, finish and everything this exceptional home has to offer.

Entrance Hall

1.03 x 4.41 (3'5" x 14'6")

Access to the WC / utility room, kitchen / living area and the stairs leading to the first floor. Tiled effect flooring. Central heated radiator.

WC / Utility Room

0.81 x 2.03 (2'8" x 6'8")

Currently housing the washing machine, this used to be the downstairs WC. plumbing is still there to convert this back into a WC. UPVC double glazed window to the side elevation.

Living Room

3.51 x 4.42 (11'6" x 14'6")

Feature log burner with hearth and solid wood mantle. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front elevation.



Kitchen Diner

5.61 x 3.32 (18'5" x 10'11")

Open plan to the living room. A modern range of high and low level kitchen units with integrated appliances including dishwasher, fridge freezer, double oven, wine fridge, hob and extractor hood. Under floor heating. Bowl sink with drainer and mixer tap. UPVC double glazed French doors leading to the rear garden. Tiled effect flooring. UPVC double glazed window to the rear elevation.



Landing

2.74 x 1.19 (8'12" x 3'11")

Access to all the bedrooms, the house bathroom and the part boarded loft. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Bedroom One

3.83 x 3.36 (12'7" x 11')

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



Bedroom Two

2.78 x 4.40 (9'1" x 14'5")

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



Bedroom Three

1.82 x 3.12 (5'12" x 10'3")

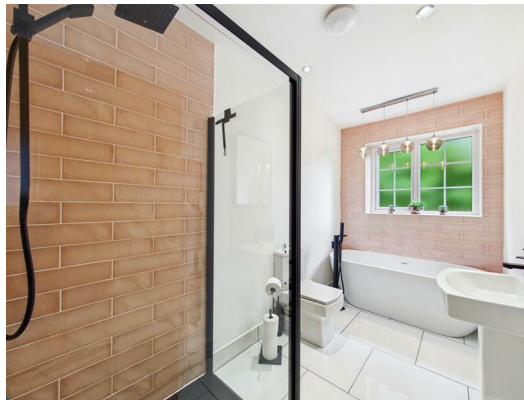
Storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



Bathroom

1.74 x 3.32 (5'9" x 10'11")

White suite comprising of shower cubicle with mains feed shower. Panel bath with shower attachment and mixer tap. WC with low level flush. Wash hand basin with mixer tap. Extractor fan. Part tiled walls. Tiled effect flooring. Central heated towel rail. UPVC double glazed frosted window to the rear aspect.



External

To the front, a generous paved frontage provides a smart, low-maintenance approach to the property, with steps leading to the contemporary entrance door beneath an attractive pitched canopy. Gated access leads conveniently around the side of the property towards the rear garden and separate garage.

To the rear is a particularly generous, fully enclosed garden offering an excellent space for relaxing, entertaining and outdoor dining. Designed with ease of maintenance in mind, the garden features an extensive paved patio together with a raised artificial lawn, creating a superb seating and entertaining area. Timber fencing provides a good degree of privacy, with established mature trees beyond creating an attractive leafy backdrop. Gated access provides additional practicality, while the property's end-terrace position and spacious outside areas further enhance the overall appeal of this impressive home.



HEATING & 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.

MAKING A 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.

MEASUREMENT'S

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

VIEWING'S

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.

OPENING HOUR'S

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

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

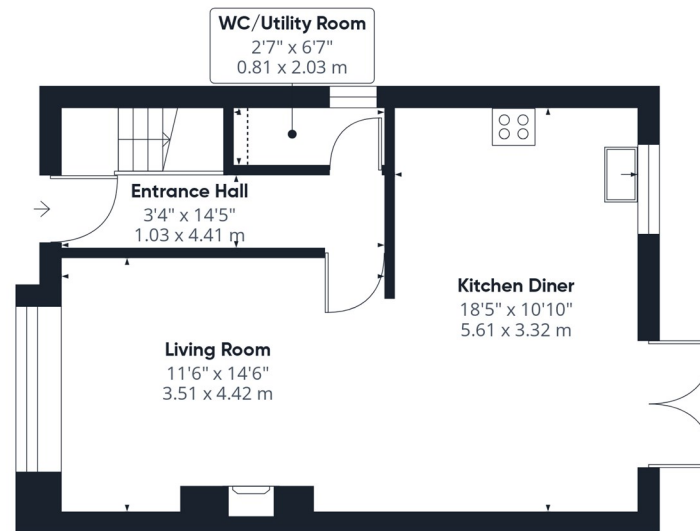
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

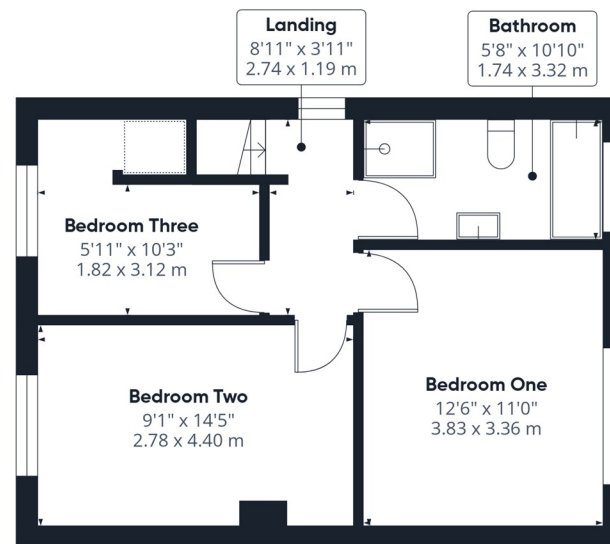
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

TENURE AND COUNCIL TAX BANDING

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.



Floor 0



Floor 1



Approximate total area⁽¹⁾

903 ft²

84 m²

Reduced headroom

1 ft²

0.1 m²

(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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