Park Row

The proactive estate agent



Belmont, Brotherton, Knottingley, WF11 9EX

Offers In Excess Of £160,000

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Situated in the popular village of Brotherton, this charming end-terrace home is ideal for first-time buyers, offering two bedrooms, a welcoming reception room, downstairs W/C, useful outbuilding and allocated parking. Conveniently located for village amenities and transport links, it's a fantastic opportunity to get onto the property ladder.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!







AGENTS NOTES

Please note that some images within this brochure have been digitally enhanced using virtual staging techniques. Furniture, furnishings, and décor shown are for illustrative purposes only and may not be present in the property. The images are intended to demonstrate the potential use and layout of the space. Prospective purchasers should rely on physical inspections and not solely on the images provided.

INTRODUCTION

Nestled in the charming village of Brotherton, this delightful end terrace home presents an excellent opportunity for first-time buyers seeking a comfortable and inviting residence. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The thoughtfully designed layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

Convenience is key, with a downstairs w/c that adds practicality to daily living. The property also features an outbuilding, which can serve various purposes, whether as a storage space or a workshop, catering to your individual needs. Additionally, there is one allocated parking space, ensuring that you have a designated area for your vehicle.

The location in the sought-after village of Brotherton offers a peaceful atmosphere while still being within easy reach of local amenities and transport links. This home is not just a property; it is a wonderful opportunity to embrace a new lifestyle in a friendly community. With its appealing features and prime location, this end terrace house is sure to attract those looking to make their first step onto the property ladder. Don’t miss the chance to view this charming home and envision your future in Brotherton.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white uPVC door with an obscure double glazed window within which leads into;

HALLWAY

3'3" x 3'6" (1.00 x 1.08)

Stair access and an internal door which leads into;

LOUNGE

12'10" x 12'11" (3.93 x 3.94)



Double glazed window to the front elevation, central heating radiator, electric fireplace, door which leads into a cupboard with space for storage and an internal door which leads into;



KITCHEN/DINING ROOM
16'1" x 9'8" (4.92 x 2.97)



Double glazed window to the rear elevation, obscure double glazed window to the side elevation, central heating radiator, green shaker-style base and wall units, black composite one and a half drainer sink with mixer tap over, space and electrics for an electric hob and double oven, tiled back splash, white uPVC door with an obscure double glazed window within which leads out to the rear garden and an internal door which leads into;





W/C
4'7" x 2'10" (1.41 x 0.88)
Double glazed window to the side elevation, wall hung hand wash basin with a chrome tap over, tiled back splash and a close-coupled w/c.

FIRST FLOOR ACCOMMODATION

LANDING
8'0" x 2'8" (2.44 x 0.82)
Double glazed window to the side elevation, loft hatch access and internal doors which lead into;

BEDROOM ONE
12'8" x 12'10" (3.88 x 3.93)



Double glazed window to the front elevation, central heating radiator and a cupboard with space for storage.



BEDROOM TWO
9'3" x 9'10" (2.82 x 3.02)



Double glazed window to the rear elevation and a central heating radiator.



BATHROOM
6'8" x 6'11" (2.05 x 2.12)



Obscure double glazed window to the rear elevation, dark grey vanity unit with space for storage, inset hand wash basin with a chrome tap over, tiled back splash, close-coupled w/c, black heated towel rack, square edge bathtub with a fully tiled mains shower over and a glass shower screen.

EXTERIOR

FRONT



Tarmac pathway up to the front door, grass area, tiled area in front of the window and a metal gate which leads into;

REAR





Accessed via the kitchen/dining room and the side gate, tarmac path, concrete area with space for seating, outbuilding access with a tiled area in front, grass to the remainder of the garden and stone brick walls to all sides.



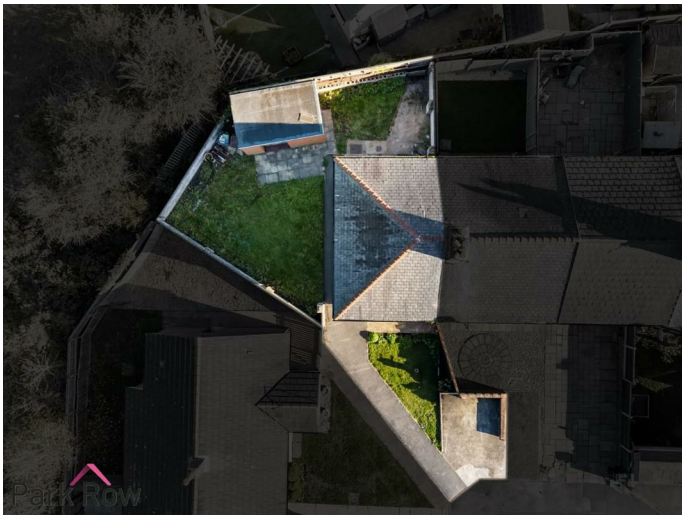


OUTBUILDING

7'5" x 13'9" (2.28 x 4.21)

Manual metal roller door, wooden door and space for storage.

AERIAL PHOTO



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HEATING AND 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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 5G

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.

MAKING AN 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.

MEASUREMENTS

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

OPENING HOURS

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRACT & CASTLEFORD - 01977 791133

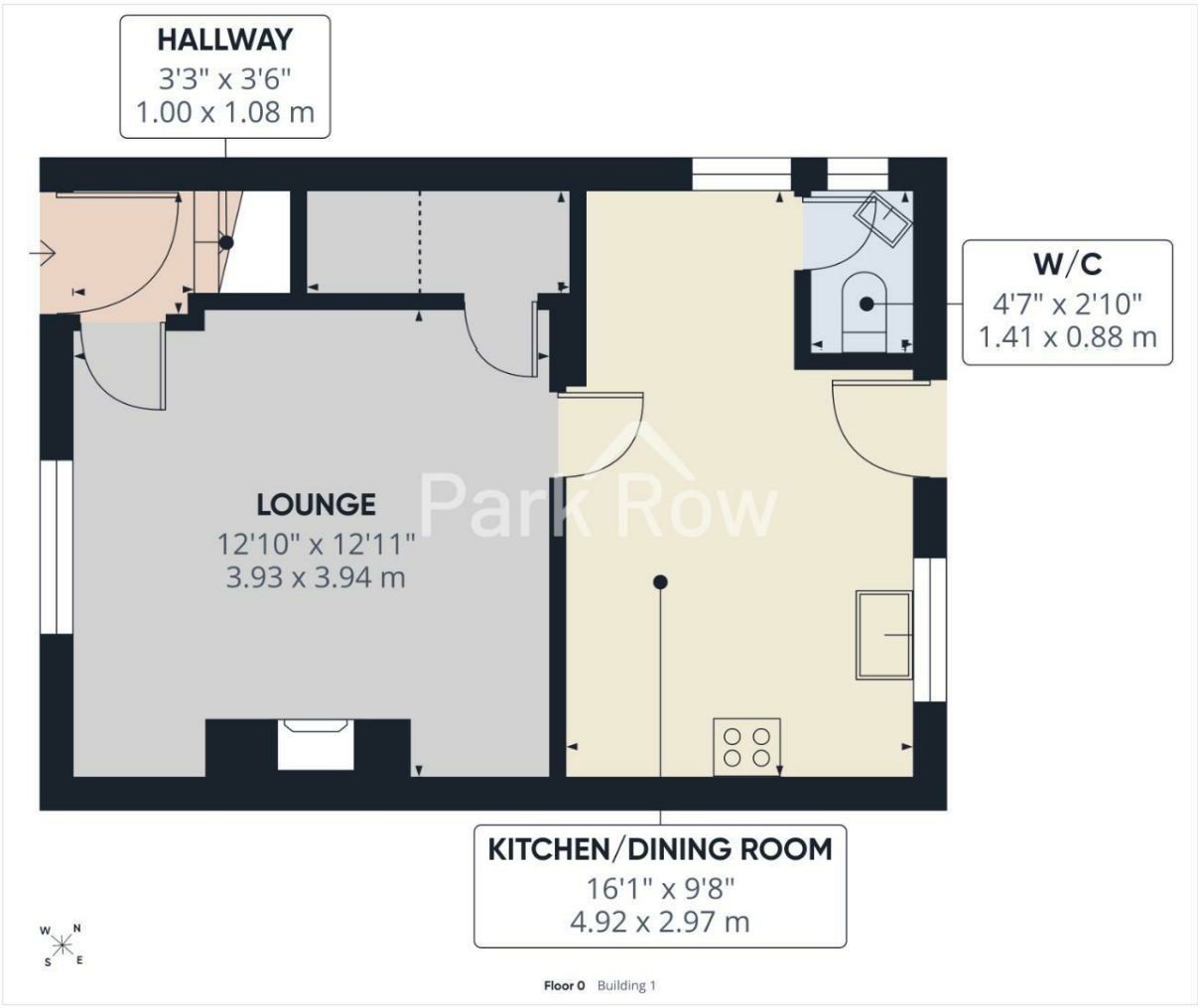
TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: A

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.

VIEWINGS

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.



Floor 0 Building 1

Park Row

Approximate total area(1)

351 ft²

32.6 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

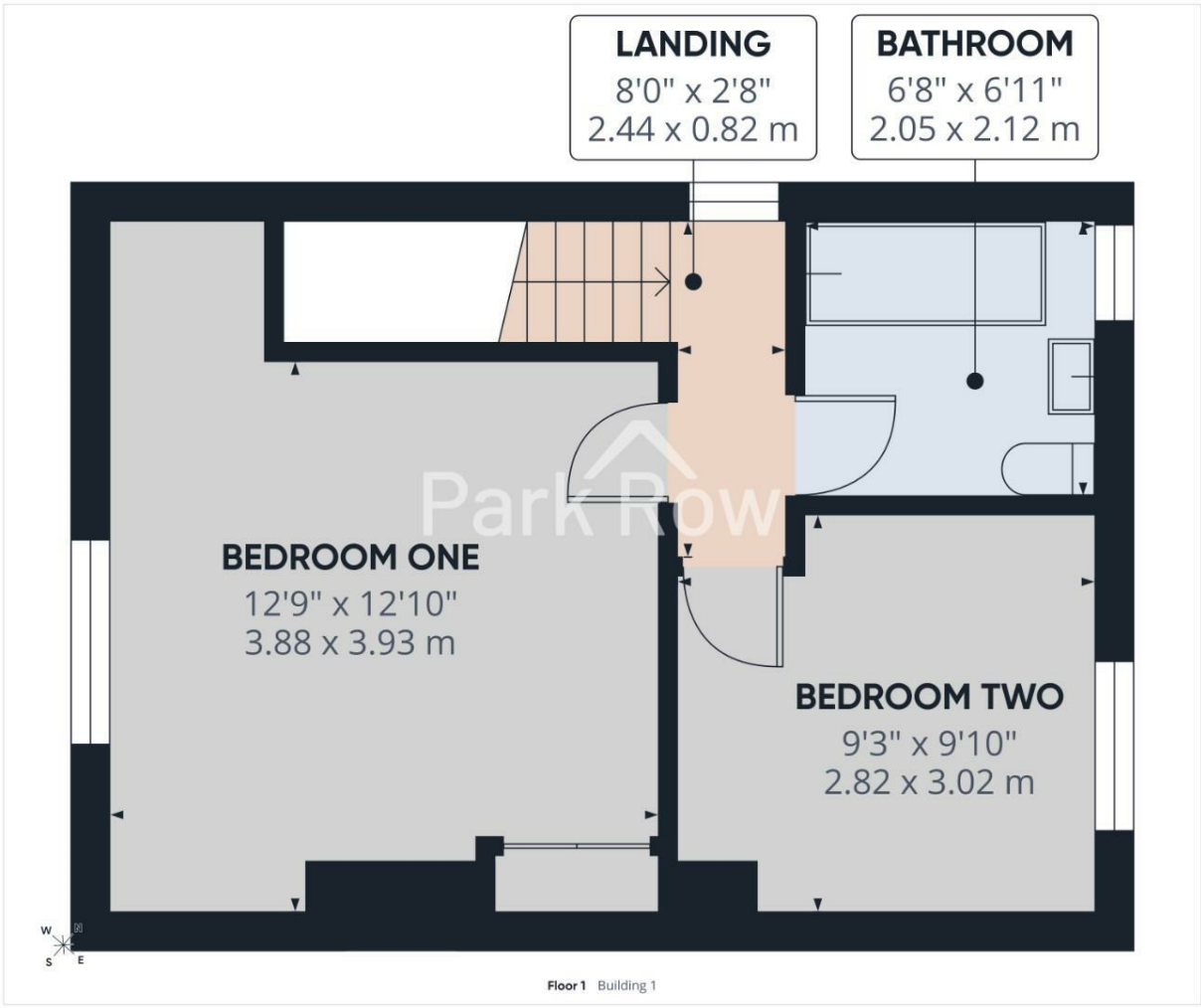
Reduced headroom

..... 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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Floor 1 Building 1

Park Row

Approximate total area(1)

327 ft²

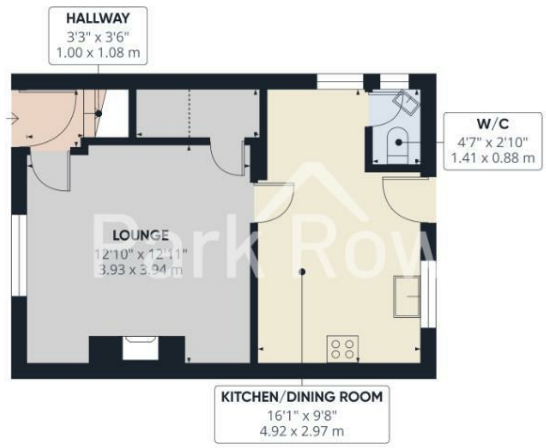
30.4 m²

(1) Excluding balconies and terraces

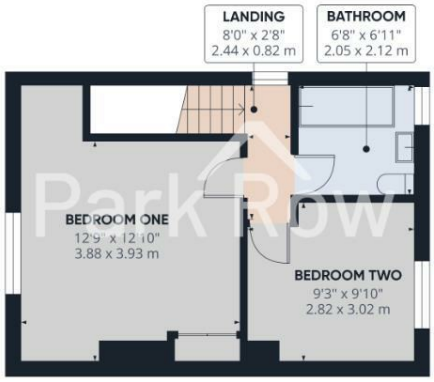
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Floor 0 Building 1



Floor 1 Building 1

Park Row

Approximate total area[1]

678 ft²

63 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

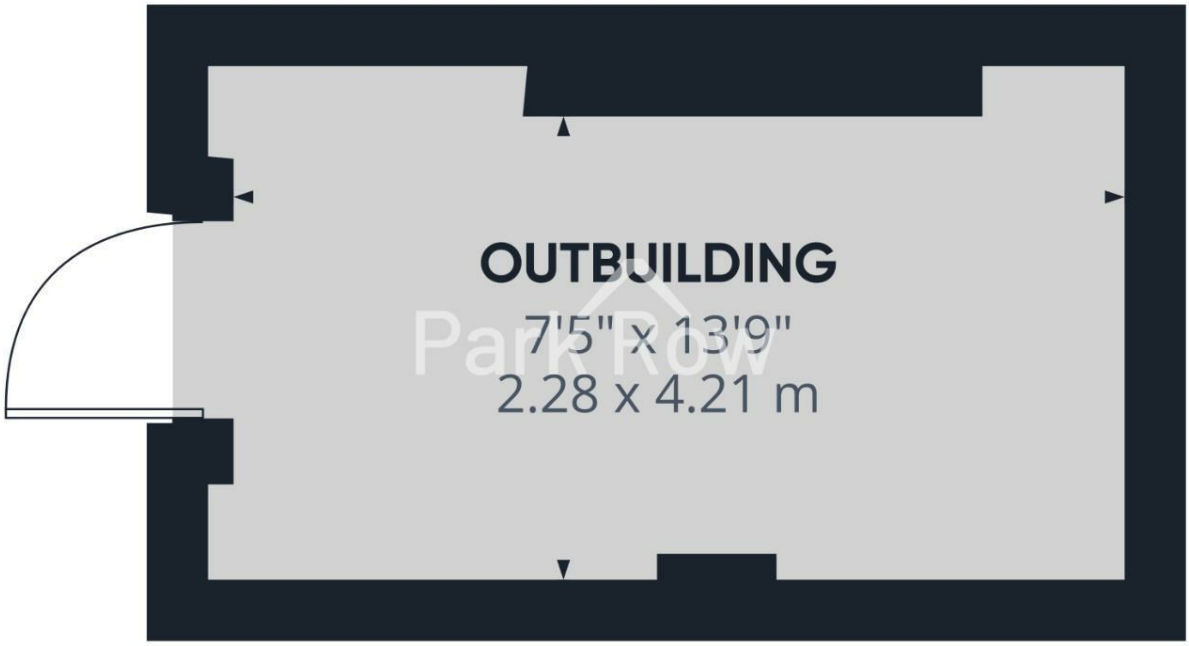
..... Below 5 ft/1.5 m

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Park Row



Approximate total area(1)

110 ft²

10.2 m²

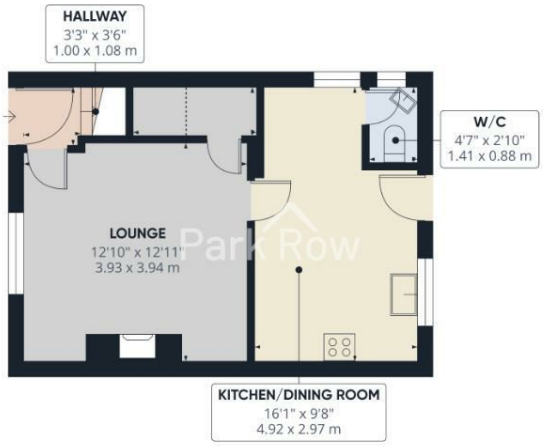
(1) Excluding balconies and terraces

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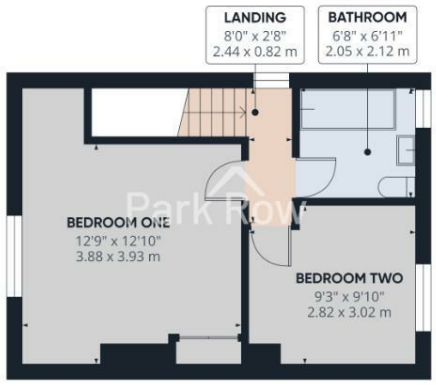
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Floor 0 Building 2

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Park Row

Approximate total area[1]

788 ft²

73.2 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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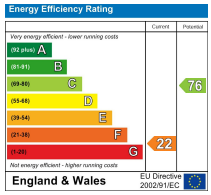


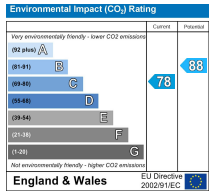




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