Park Row

The proactive estate agent

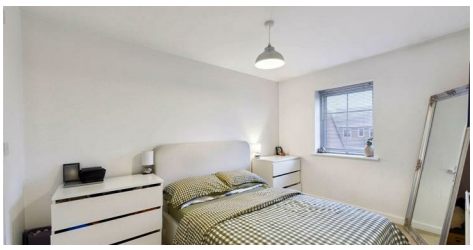


Smyth Lane, Pontefract, WF8 2FS

£250,000

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FEDERATION OF INDEPENDENT AGENTS

Lead In
Situated in a desirable residential location on Smyth Lane, Pontefract, this beautifully presented three-bedroom detached home offers spacious and modern living accommodation, making it an ideal choice for growing families.

The ground floor boasts a welcoming and generously sized living room, providing the perfect space to relax and unwind. To the rear, a stylish modern kitchen diner offers a fantastic space for everyday family life. A convenient downstairs WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, including a spacious main bedroom benefiting from its own private en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, providing practicality and comfort for modern family living.

Externally, the property continues to impress with a private, enclosed rear garden, ideal for outdoor dining, entertaining and family enjoyment. To the side, a driveway provides off-street parking and leads to a garage, offering additional parking or useful storage space.

Perfectly positioned for family living, the property is within easy reach of highly regarded local schools, a range of everyday amenities and excellent transport links. Pontefract town centre is just a short drive away, offering a variety of shops, supermarkets, restaurants and leisure facilities.

Early viewing is highly recommended to fully appreciate the space, location and lifestyle this fantastic home has to offer.

Entrance Hall
3'2" x 12' (0.97 x 3.67)
Access to the kitchen diner, WC, living room, storage cupboard and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Kitchen Diner
8'1" x 12'4" (2.47 x 3.77)
A modern range of high and low level kitchen units with integrated appliances including oven, hob and extractor fan. Plumbing for washing machine and dishwasher. Space for fridge freezer. Sink with drainer and chrome mixer tap. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

WC
3' x 5'1" (0.92 x 1.55)
WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator.

Living Room
15'2" x 14'9" (4.62 x 4.49)
Access to storage cupboard. Wood effect flooring. Central heated radiator. UPVC double glazed French doors leading to the rear garden.

Landing
2'9" x 11'12" (0.83 x 3.65)
Access to all three bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

Bedroom One
8'4" x 11'9" (2.55 x 3.58)
Access to en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

En Suite
8'4" x 4'3" (2.53 x 1.30)
A white suite comprising of shower cubicle with electric shower. Wash hand basin with chrome mixer tap. WC with low level flush. Partly tiled walls. Extractor fan. Wood effect flooring. Central heated radiator.

Bedroom Two
8'4" x 10'1" (2.55 x 3.07)
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Three
6'3" x 8'9" (1.90 x 2.66)
Central heated radiator. UPVC double glazed window to the rear elevation.

Bathroom
6'2" x 7'3" (1.89 x 2.21)
White suite comprising of panel bath with chrome taps. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Full height wall tiling. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the front aspect.

External
Externally, the property boasts an attractive frontage with a low-maintenance gravelled area and a driveway providing off-street parking, leading to a detached garage offering additional parking or useful storage space.

To the rear is a generously sized, private and fully enclosed garden, thoughtfully designed with low-maintenance artificial lawn, providing an ideal space for children to play and families to enjoy. The garden further benefits from a paved patio area directly accessible via French doors from the property, perfect for outdoor dining and entertaining, along with an additional raised decked seating area to the rear. Timber fencing surrounds the garden, offering a good degree of privacy and creating a fantastic outdoor space to enjoy throughout the warmer months.

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.

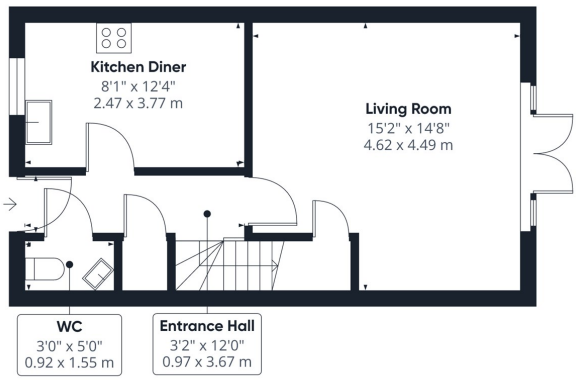
TENURE AND COUNCIL TAX BANDING

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.

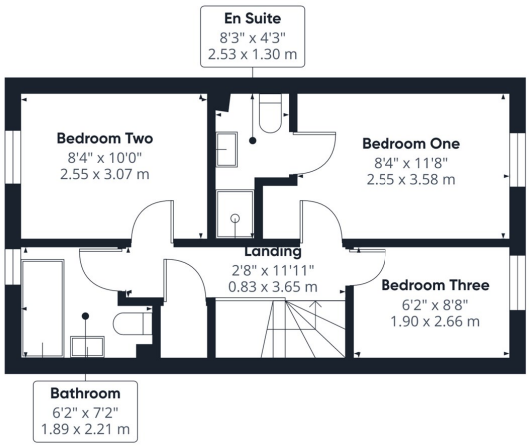








Floor 0 Building 1



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Approximate total area(1)

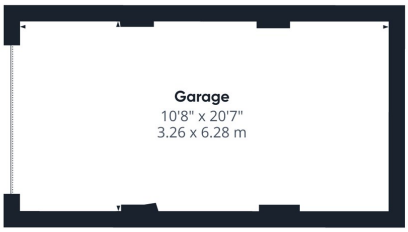
975 ft²

90.5 m²

(1) Excluding balconies and terraces

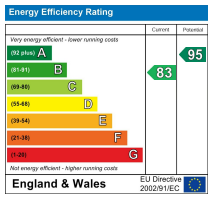
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

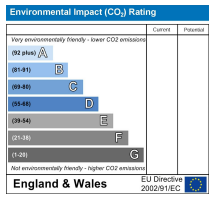
GIRAFFE360



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