Park Row

The proactive estate agent



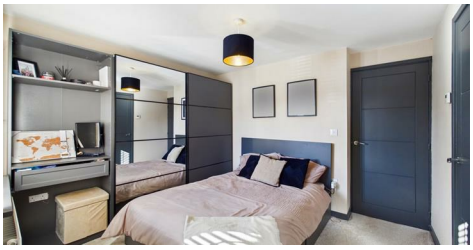
Stope Avenue, Kinsley, Pontefract, WF9 5FP

£220,000

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Lead In

A stunning three-bedroom semi-detached house situated on a popular new-build development in Kinsley. Only eight years old, the property remains within its 10-year NHBC warranty and has been beautifully presented throughout, with the added benefit of a recently fitted kitchen and en-suite.

The property would make an ideal home for first-time buyers or growing families and briefly comprises an entrance hall, downstairs WC, spacious lounge and a modern kitchen diner.

To the first floor are three good-sized bedrooms, with the principal bedroom benefiting from a recently fitted en-suite, together with a family bathroom.

Externally, there is a good-sized enclosed garden to the rear, providing an ideal space for outdoor entertaining or family use, along with allocated parking.

The property is ideally placed for local amenities and is within easy reach of the nearby railway station, providing convenient access to surrounding towns and further afield.

An early viewing is highly recommended to appreciate the presentation, location and accommodation this lovely home has to offer.

Entrance Hall

5'1" x 7'4" (1.55 x 2.24)

Access to WC, kitchen diner, living room and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

WC

4'8" x 3'5" (1.43 x 1.04)



WC with low level flush. Wash hand basin with chrome mixer tap. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the front aspect.

Kitchen Diner

10'3" x 14'7" (3.13 x 4.45)





A modern range of high and low level kitchen units in shaker style with integrated appliances including oven, microwave, hob, dishwasher and fridge freezer. Under mounted sink with chrome tap. UPVC double glazed French doors giving access to the garden. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the front and side elevations.

Living Room

11'5" x 14'8" (3.49 x 4.47)



Access to under stairs storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the side elevation. UPVC double glazed window to the front elevation.

Landing

8'10" x 4'2" (2.70 x 1.27)

Access to all three bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

Bedroom One
10'8" x 9'3" (3.24 x 2.81)




Access to en suite. Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite
8'3" x 4'10" (2.51 x 1.47)



White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with mixer tap. Extractor fan. Full height wall tiling. Tiled flooring throughout. Central heated towel rail. UPVC double glazed frosted window to the front aspect.

Bedroom Two
11'5" x 8'2" (3.49 x 2.48)



Carpeted throughout. Central heated radiator. UPVC double glazed window to the front and side elevations.

Bedroom Three
8'4" x 6'4" (2.54 x 1.92)



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

Bathroom
7'5" x 5'2" (2.27 x 1.57)



White suite comprising of panel bath with chrome tap, shower screen and mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Partly tiled walls. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the side aspect.

External





This attractive semi-detached home boasts a modern brick-built exterior and benefits from its own private driveway, providing convenient off-road parking.

To the front, the property features a neatly presented entrance with a paved pathway, decorative gravel borders and a small lawned area, creating a welcoming first impression. A side gate provides access to the enclosed rear garden, offering a good degree of privacy.

The rear garden is predominantly laid to lawn, complemented by established shrubs and planted borders. A raised timber decking area provides an ideal space for outdoor seating and entertaining, with French doors offering direct access from the property. The garden also benefits from timber fencing.

Overall, the property offers an appealing combination of practical off-road parking and an enclosed outdoor space, making it an ideal choice for families, couples and first-time buyers alike.

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.

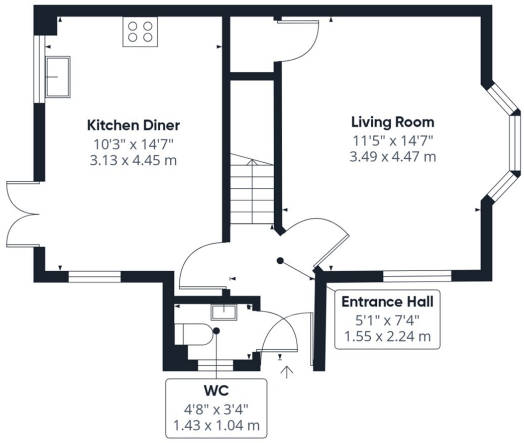
TENURE AND COUNCIL TAX BANDING

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.

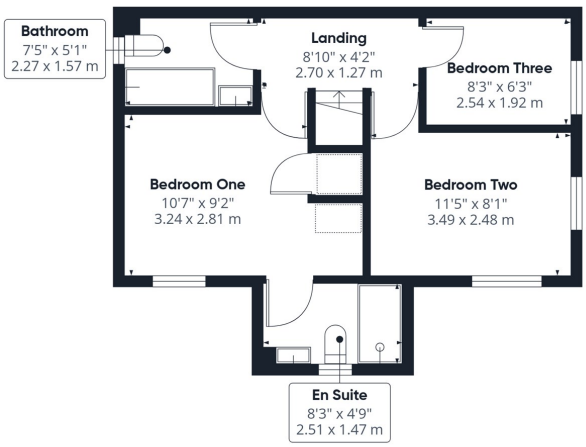








Floor 0



Floor 1

Approximate total area(1)

800 ft²

74.2 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.

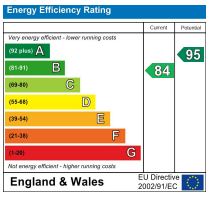
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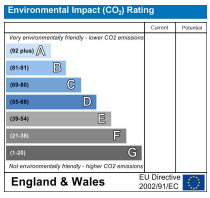
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