Park Row

The proactive estate agent



# Fallbrook Road, Castleford, WF10 5FB

**Offers Over £160,000**

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## Lead In

Situated within a sought-after residential development in Castleford, this stylish two bedroom townhouse offers modern, versatile living accommodation arranged over three floors. Originally constructed by the highly regarded Strata Homes, this property has been designed with contemporary living in mind and would make an ideal purchase for first-time buyers, professionals or investors looking to expand their property portfolio.

The property benefits from a unique and practical layout, with the ground floor comprising a spacious bedroom, bathroom and useful utility area, providing excellent flexibility for a range of buyers.

The first floor is dedicated to the main living accommodation, featuring a modern open-plan kitchen and lounge area, creating a fantastic space for relaxing, entertaining and everyday living.

Occupying the top floor is the impressive master bedroom, complete with its own en-suite bathroom, offering a private retreat away from the main living areas.

Externally, the property benefits from parking and is positioned within a popular residential development, where homes of this style are often in high demand.

Location is a standout feature, with excellent access to the M62 and A1 motorway networks, making this property ideal for commuters travelling to Leeds, Wakefield, Pontefract and surrounding areas. The property is also conveniently located for Xscape Yorkshire, Junction 32 Outlet Shopping Village, railway stations, bus routes, supermarkets, schools and a wide range of local amenities.

Offering a modern style of living, excellent transport connections and versatile accommodation across three floors, this property represents a fantastic opportunity for a wide range of purchasers.

Offered for sale with no onward chain, this home is ready for its next owner to move straight into and enjoy.

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

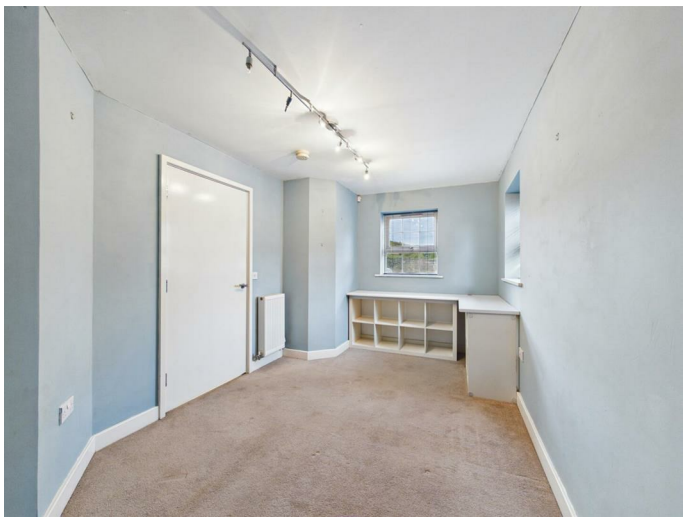
## Entrance Hall

6' x 9'1" (1.83 x 2.77)

Access to bedroom two, shower room, storage cupboard and the stairs leading to the first floor. Tiled effect flooring. Central heated radiator.

## Bedroom Two

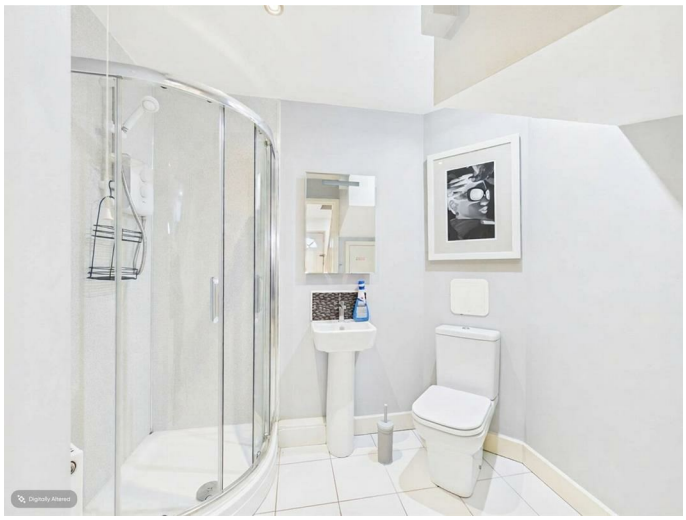
8'10" x 15'3" (2.68 x 4.64)



Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevations.

## Shower Room

7'7" x 5'9" (2.32 x 1.74)



White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Access to understairs storage cupboard. Tiled effect flooring. Central heated radiator.

## Kitchen / Living Area
11'8" x 15'1" (3.55 x 4.61)




High and low level kitchen units with integrated oven and hob. Sink with drainer and chrome tap. Space for fridge freezer. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the front elevations. Door leading to the second floor.

## Hallway
3'1" x 3'1" (0.94 x 0.94)

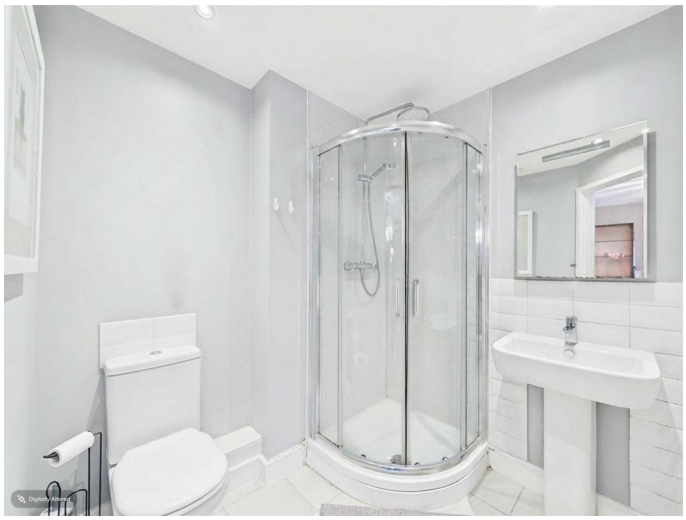
Leads to the second floor. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

## Bedroom One
11'11" x 13'2" (3.62 x 4.01)




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

## En Suite
6'6" x 5'3" (1.99 x 1.61)



White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Tiled effect flooring. Central heated radiator.

## 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.







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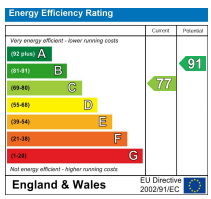


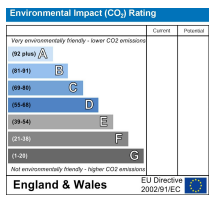


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