

...Your proactive estate agent



**Park Avenue, Castleford, WF10 4JT**  
**Offers Over £500,000**

**Park Row**

# Park Row



## BASEMENT

### Hallway

**2.95 x 1.37 (9'8" x 4'6")**

Access to bathroom, cinema room, bedroom and kitchen/living area. Tiled flooring with underfloor heating.

### Kitchen / Living Area

**6.57 x 4.29 (21'7" x 14'1")**

Modern range of high and low level kitchen base units with complimentary works tops and breakfast bar. Integrated appliances including double oven, dishwasher, five ring gas hob and extractor hood. Sink with chrome mixer tap. Space for an American style fridge/freezer. Access to storage cupboard. Tiled flooring with underfloor heating. UPVC double glazed bi folding doors leading to the garden.



### Sitting Room

**4.05 x 3.49 (13'3" x 11'5")**

Tiled flooring with underfloor heating. Bi folding doors to access the bedroom. UPVC double glazed windows to the rear. UPVC double glazed French door leading to the garden.

### Cinema Room

**3.74 x 3.37 (12'3" x 11'1")**

Sound proofed room. Carpeted throughout.



### Bedroom Five

**4.72 x 3.30 (15'6" x 10'10")**

Tiled flooring with underfloor heating. Built in wardrobes and storage vanity.



### Bathroom

**1.86 x 2.30 (6'1" x 7'7")**

White suite comprising of wash hand basin with chrome

mixer taps. WC with low level flush. Walk in shower with mains feed shower and waterfall head. Full height tiling to the walls. Tiled flooring with underfloor heating. Chrome heated towel rail.

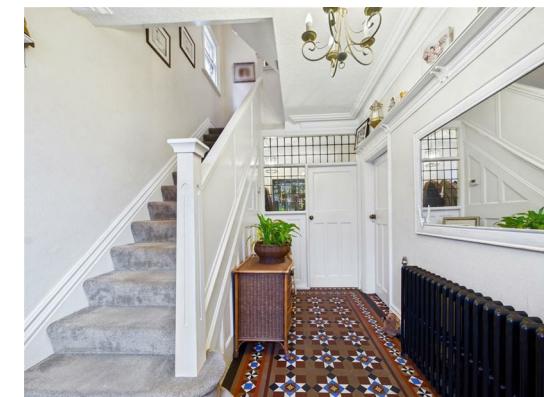


## GROUND FLOOR

### Hallway

**4.05 x 2.58 (13'3" x 8'6")**

Timber staircase to the first floor. The Flooring is original tiled decorative flooring that dates back to the 1900's. The beautiful leaded stained glass features and the cast iron feature radiator make this entrance hall a striking first impression. Access to the Lounge, and Inner hallway.



## Living Room

**4.63 x 4.07 (15'2" x 13'4")**

Feature fireplace with hearth, ornate surround and living flame effect fire. Solid wood flooring. Central heated radiator. UPVC double glazed bay window to the front.



## Second Hallway

**2.79 x 1.06 (9'2" x 3'6")**

This second hallway connects the main hallway with the side entrance door, access door to the basement and the kitchen and dining room. With wooden flooring and stained glass features.

## Kitchen

**3.32 x 3.44 (10'11" x 11'3")**

Range of high and low level kitchen units in shaker style. Integrated appliances including microwave, extractor hood and fridge/freezer. Two bowl sink with chrome tap over. Space for range cooker. Solid wood flooring.. UPVC double glazed window to the rear.



## Lounge Diner

**8.03 x 3.87 (26'4" x 12'8")**

Feature log fire set in the chimney breast. Herringbone wood flooring. Central heated radiator. UPVC double glazed bi folding patio doors to the rear. UPVC double glazed bay window to the rear.



## FIRST FLOOR

### Landing

**3.69 x 1.91 (12'1" x 6'3")**

Access to bathroom and all three bedrooms. Carpeted throughout. UPVC double glazed window to the side elevation. Stairs up to the Second floor.

### Bedroom Two

**4.51 x 3.43 (14'10" x 11'3")**

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



## Bedroom Three

**4.88 x 3.76 (16' x 12'4")**

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



## Office / Bedroom Four

**2.39 x 2.61 (7'10" x 8'7")**

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



### Landing

**0.82 x 1.99 (2'8" x 6'6")**

Access to bedroom, Carpeted throughout.

### Principle Bedroom

**5.71 x 3.74 (18'9" x 12'3")**

Carpeted throughout. Central heated radiator. UPVC double glazed window. Double glazed sky light window. Access into the en suite and dressing room.



### Bathroom

**3.26 x 3.37 (10'8" x 11'1")**

White suite comprising of a raised bath making a great feature of this room. There is a tv inset into the tiles, chrome taps and shower attachment. WC with low level flush. Shower cubicle with a mains feed shower. Wash hand basin with chrome mixer taps. Complimentary full height wall and floor tiling. Central heated radiator. UPVC double glazed frosted widow to the rear elevation.



### Walk In Wardrobe

**2.53 x 2.51 (8'4" x 8'3")**

Carpeted throughout. Central heated radiator. Double glazed sky light window.

### En-Suite Shower Room

**1.85 x 3.32 (6'1" x 10'11")**

White suite comprising of wash hand basin with chrome mixer tap. WC with low level flush. Walk in shower with mains feed shower. Full height wall tiling. Central heated radiator. Double glazed sky light window.

## SECOND FLOOR



### External

There is a block paved hardstanding to the front of the property bordered by a brick built wall with wrought iron railings. Double gates lead down the side of the property to a large enclosed private rear garden. A paved courtyard area, ideal for entertaining, with steps leading up a further terrace that can also be accessed from the ground floor of the property. A substantial lawn bordered by a wooden fence completes the garden.

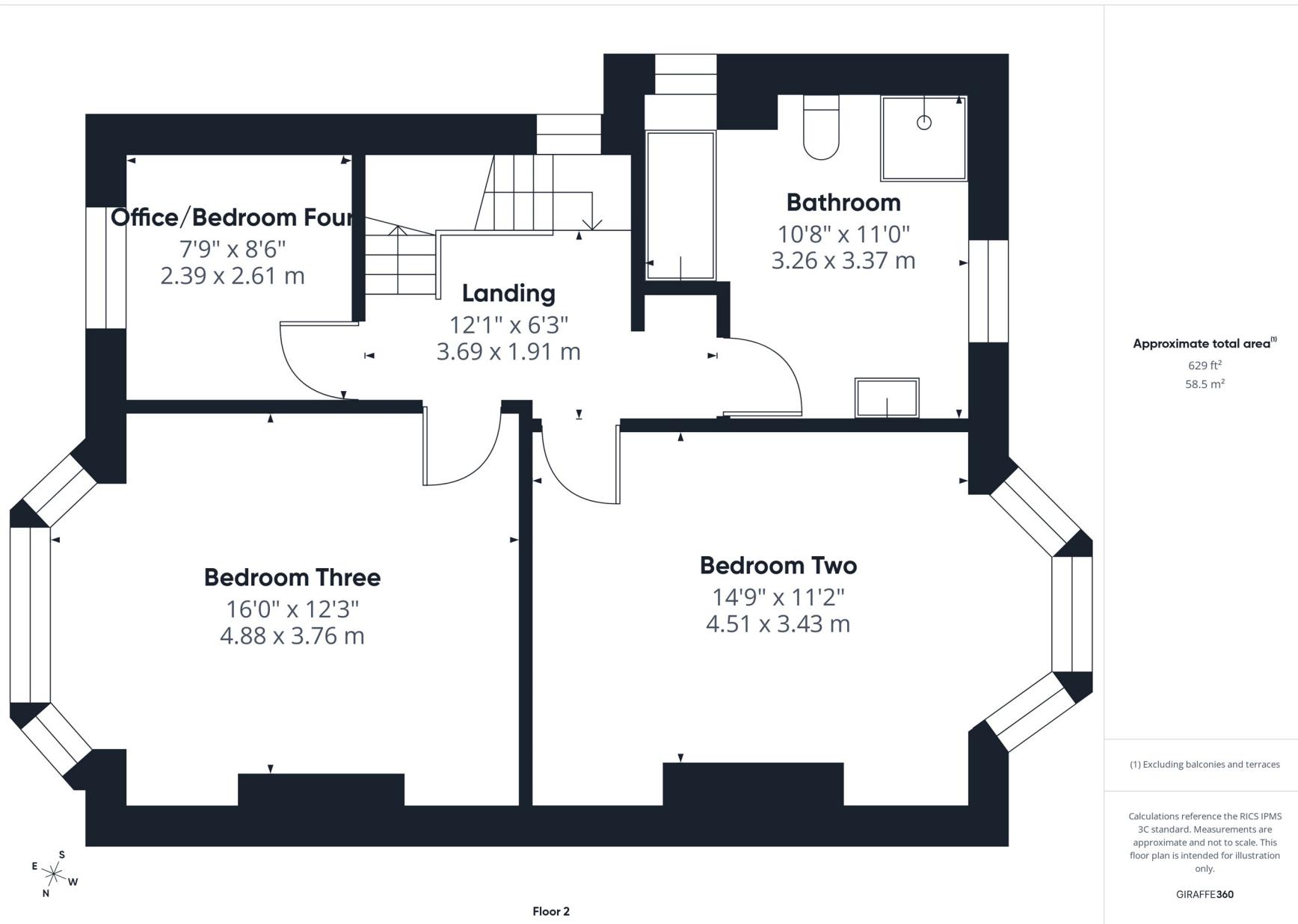


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| Energy Efficiency Rating                               |        | Current | Proposed |
|--|--------|---------|----------|
| Very energy efficient - lower running costs            | Band A |         |          |
| Energy efficient                                       | B      |         |          |
| Good   | C      |         |          |
| OK   | D      |         |          |
| Unacceptably energy inefficient - higher running costs | E      |         |          |
| Very poor  | F      |         |          |
| Poor   | G      |         |          |

EU Directive 2009/125/EC

| Environmental Impact (CO <sub>2</sub> ) Rating                           |        | Current | Proposed |
|--|--------|---------|----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions          | Band A |         |          |
| Environmentally friendly   | B      |         |          |
| OK   | C      |         |          |
| Unacceptably environmentally friendly - higher CO <sub>2</sub> emissions | D      |         |          |
| Very poor  | E      |         |          |
| Poor   | F      |         |          |
| Very poor  | G      |         |          |

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