

...Your proactive estate agent



Robinson Street, Allerton Bywater, Castleford, WF10 2BT
Offers In Excess Of £120,000

Park Row



Lead In

This two-bedroom mid-terrace property, in need of modernisation, presents an excellent opportunity for first-time buyers and investors alike, situated on a highly sought-after street in the popular village of Allerton Bywater.

The area is renowned for its strong local amenities, including well-regarded schools, shops, and pubs, while also offering excellent commuter links to Leeds, Castleford, and surrounding areas.

The property offers well-proportioned accommodation throughout and provides fantastic potential for its next owner. Externally, there is a rear garden and on-street parking available.

Currently tenanted, the property can be sold with a tenant in situ, making it an attractive investment opportunity, or with vacant possession if preferred.

Properties in this area are in high demand, and we expect strong interest—early viewing is highly recommended. Please contact Park Row to arrange your appointment.

Living Room

3.36 x 4.14 (11' x 13'7")

Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



Kitchen

3.76 x 4.10 (12'4" x 13'5")

Range of high and low level kitchen units with integrated appliances including oven, hob and extractor hood over. Option to reconnect plumbing for washing machine. Sink with drainer and chrome tap over. Stairs leading to the first floor. UPVC door giving access to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.



Landing

1.61 x 1.19 (5'3" x 3'11")

Access to both bedrooms and the house bathroom. Carpeted throughout.

Bedroom One

3.38 x 4.21 (11'1" x 13'10")

Built in wardrobes and cupboards for storage. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



Bedroom Two

3.75 x 1.89 (12'4" x 6'2")

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



Bathroom

2.01 x 1.20 (6'7" x 3'11")

White suite comprising of panel bath with chrome mixer tap. 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 rear.



External

The property enjoys an rear enclosed garden designed for

both relaxation and practicality. A paved patio area immediately outside the house provides the perfect space for outdoor dining and entertaining, with room for a table and chairs. Beyond, a combination of planted borders and a lawned section offers a touch of greenery, while fencing to both sides ensures privacy. The garden is of a manageable size and benefits from a pleasant, open outlook at the rear.



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

PONTEFRAC - 01977 791133

CASTLEFORD - 01977 558480

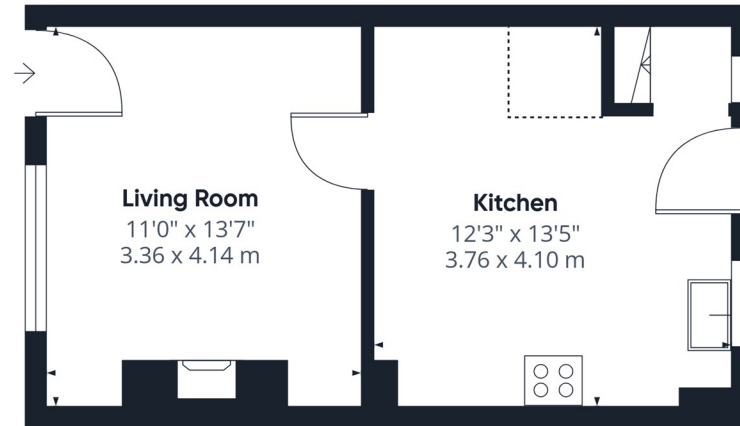
UTILITIES BROADBAND & MOBILE COVERAGE

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or

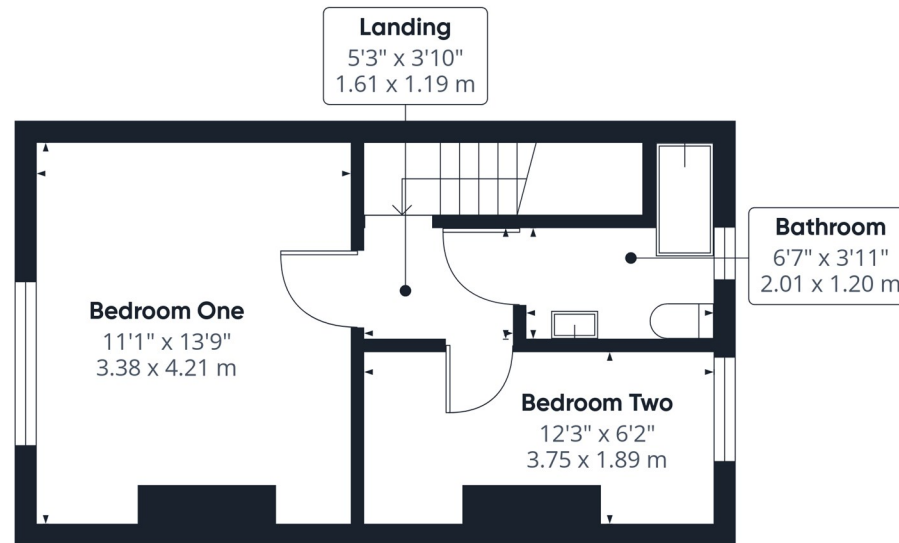
obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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⁾

578 ft²
53.8 m²

Reduced headroom

9 ft²
0.9 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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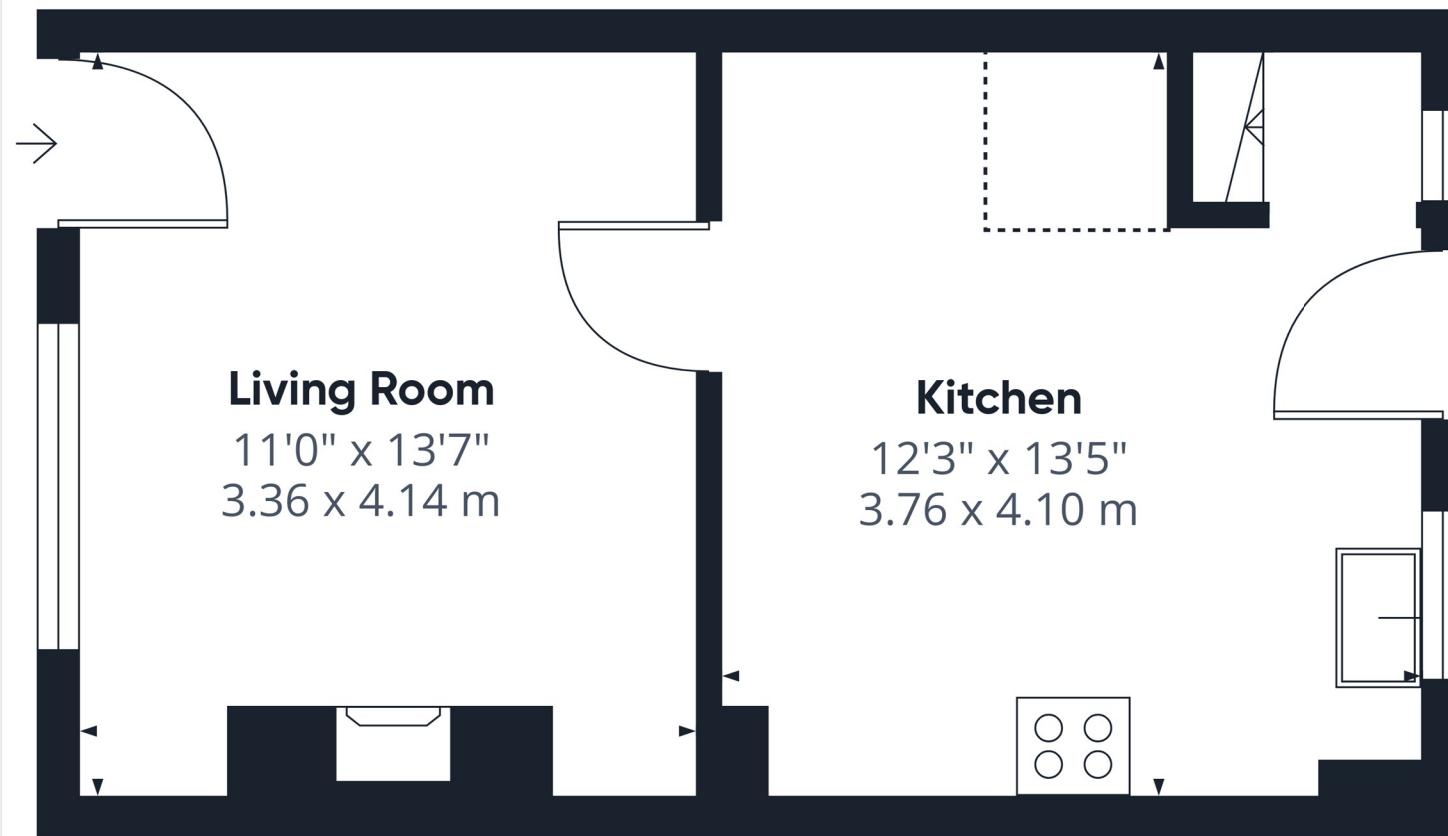
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30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk





Approximate total area⁽¹⁾

308 ft²
28.6 m²

Reduced headroom

9 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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