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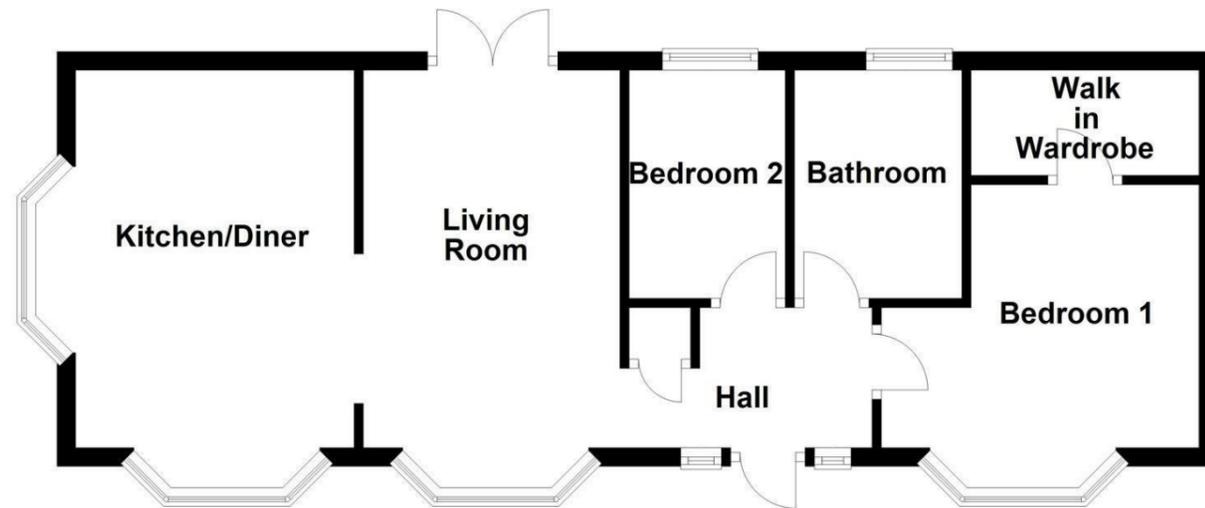
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### Ground Floor



## 78a West Park Homes, Darrington, Pontefract, WF8 3HY

### For Sale Freehold Chain Free £99,000

Situated on this sought after, over 40's residential park is this two bedroom detached park home. Well presented throughout and benefitting from two well proportioned bedrooms, ideal reception space and gardens surrounding the front with rural views, this property is certainly not one to be missed.

The property briefly comprises of the entrance hall with access to a storage cupboard as well as the living room, bedrooms one and two and the bathroom. The living room leads to the rear as well as the kitchen dining room. Bedroom one benefitting from its own walk-in wardrobe. To the front, the garden is mainly lawned with rural views, a small stone patio ideal for outdoor dining, stone steps to the front door, and ample visitor parking. To the side, a tarmac driveway offers off road parking for two vehicles. The rear and opposite side feature lawned gardens enclosed by a slight timber fence.

Darrington is an ideal location for a range of buyers who are looking to downsize or enjoy a more leisurely lifestyle with walks close by to the property. The property can be accessed from the A1 with great transport links but also there is a private road from Darrington centre itself which leads up to the property for residents.

Pontefract sits close by and offers regular town activity and shopping, with market days on Wednesday and Saturday, a smaller Friday market, and a covered market that stays open throughout the week for all-weather browsing. The area gives you a good choice of cafés, shops and everyday services, along with local events and community activities across the year. You also have nearby golf clubs, garden centres and countryside walking routes, which suit an active retirement lifestyle. Travel stays straightforward thanks to quick access to the A1 and the M62 motorway, making trips to surrounding towns and cities easy.

Only a full internal inspection will truly show what is to offer at this property so an early viewing is highly recommended to avoid any level of disappointment.

#### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

#### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

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Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

#### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

#### PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

#### CONVEYANCING

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## ACCOMMODATION

### ENTRANCE HALL

Frosted UPVC double glazed entrance door into the entrance hall, central heating radiator, coving to the ceiling, spotlights. Access to a storage cupboard, opening to the living room. Doors to two bedrooms and the bathroom.

### LIVING ROOM

9'1" x 13'4" [2.78m x 4.07m]

UPVC double glazed bay window to the front, UPVC double glazed French doors to the rear, opening to the kitchen/diner, spotlights, coving to the ceiling, central heating radiator, electric fireplace with MDF half surround and mantle.



### KITCHEN/DINER

13'4" x 9'10" [4.07m x 3.0m]

UPVC double glazed bay window to the side and front, coving to the ceiling, spotlights, plinth heating. A range of wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, tiled splashback four ring electric hob with extractor hood above. Integrated oven, space for a fridge freezer, integrated dishwasher. Boiler housed in here.

### BEDROOM ONE

10'9" x 9'2" (max) x 5'0" (min) [3.28m x 2.81m (max) x 1.54m (min)]

UPVC double glazed bay window to the front, coving to the ceiling, spotlights, central heating radiator, door to walk-in wardrobe.



### WALK-IN WARDROBE

3'10" x 8'0" [1.18m x 2.45m]

A range of fitted shelving and rails, coving to the ceiling, central heating radiator.

### BEDROOM TWO

5'5" x 8'0" [1.67m x 2.45m]

UPVC double glazed window to the rear, fitted wardrobe, coving to the ceiling, spotlights.



### BATHROOM

5'10" x 8'0" [1.8m x 2.44m]

Frosted UPVC double glazed window to the rear, coving to the ceiling, spotlights, extractor fan, central heating radiator, fully wet wall panelled. Low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap, panelled bath with mains fed overhead shower and shower head attachment with glass shower screen.



### OUTSIDE

To the front, the garden itself is mainly laid to lawn with rural views, a slight stone paved patio area which is perfect for outdoor dining and entertaining purposes with stone paved steps leading to the front door and ample visitors parking. To the side of the property is a tarmac driveway which provides off road parking for up to two vehicles. To the rear and other side of the

property the garden is lawn with a slight timber fence surrounding.



### PLEASE NOTE

The property is neither Freehold or Leasehold but will be subject to a license agreement.

### COUNCIL TAX BAND

The council tax band for this property is A.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.