

Park Row

The proactive estate agent



Meadow Brook Chase, Normanton, WF6 1TJ

Offers Over £190,000



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Lead In

A modern two-bedroom semi-detached home, ideally situated within a popular cul-de-sac close to Normanton town centre. Presented in excellent condition throughout, this turnkey property is ready for the new owner to move straight into and is offered with no onward chain.

The accommodation provides a comfortable and practical layout, making it an ideal choice for first-time buyers, couples and investors alike. The property benefits from both front and rear gardens, offering attractive outdoor space for relaxing, entertaining or family use, together with a detached garage providing valuable storage and parking facilities.

Conveniently located close to local schools, shops and everyday amenities, the property also offers excellent access to the motorway networks, making it well placed for commuters. Its sought-after position, modern presentation and lack of onward chain make this an appealing home that is sure to attract considerable interest.

An early viewing is essential to fully appreciate all this property has to offer.

Living Room

15'8" x 12'4" (4.77 x 3.75)



Access to the kitchen and the stairs leading to the first floor. Feature fire with hearth and surround. Wood effect flooring. UPVC double glazed window to the front elevation.

Kitchen

8'11" x 12'4" (2.71 x 3.75)



A modern range of high and low level kitchen units in shaker style with integrated appliances including oven with extractor hood. Sink with drainer and chrome tap. Plumbing for washing machine. Space for a fridge and freezer. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the rear and side elevations.

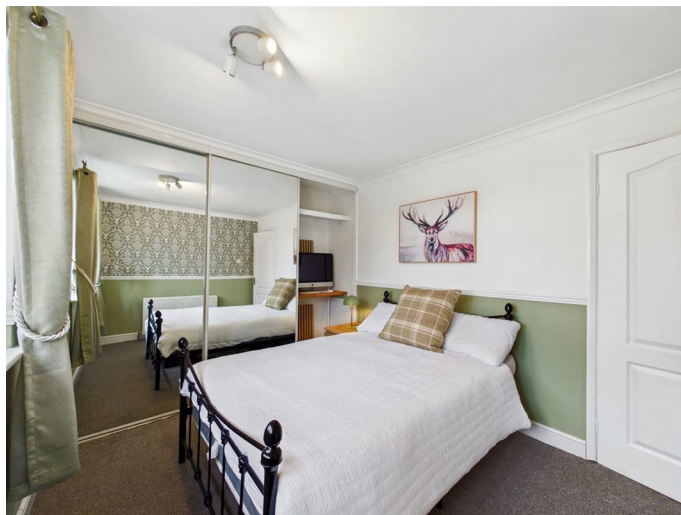
Landing

7'1" x 3'2" (2.16 x 0.97)

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

Bedroom One

8'11" x 10'5" (2.71 x 3.17)



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

Bedroom Two

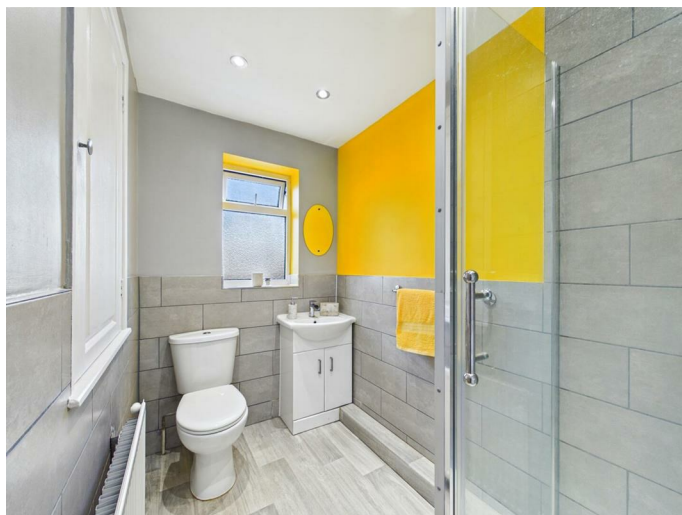
7'4" x 12'5" (2.24 x 3.78)



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

Shower Room

4'11" x 8'11" (1.49 x 2.72)



White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Part tiled walls. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the side aspect.

External



To the front, the property enjoys an attractive position within

a cul-de-sac and is approached via a low-maintenance gravelled frontage, providing off-road parking. A pathway leads to the main entrance, while gated access continues down the side of the property towards the rear garden and detached garage.

To the rear is an enclosed garden offering a combination of lawn, paved pathways and low-maintenance gravelled areas, all enclosed by fenced boundaries. The garden also benefits from a detached garage with an up-and-over door, providing useful secure parking or additional storage. A paved pathway provides access around the garden and back towards the property.

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 AN 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



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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

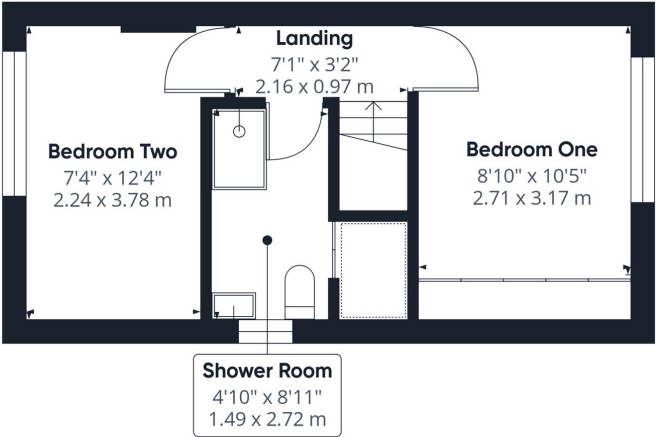
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



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Floor 0



Floor 1

Approximate total area^m
577 ft²
53.5 m²
Reduced headroom
7 ft²
0.7 m²

(1) Excluding balconies and terraces

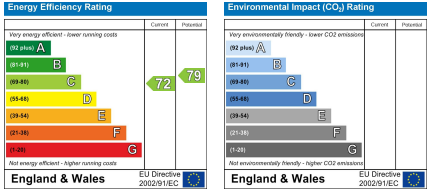
Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

T 01977 791133
W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB
pontefract@parkrow.co.uk



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