Park Row

The proactive estate agent

Grove Road, Pontefract, WF8 2AB

Offers Over £200,000

3 | 1 | 1 | C

MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS

Lead In

Situated in a popular and convenient location within Pontefract, this well-presented three-bedroom semi-detached home offers modern décor throughout and is ready to move straight into. Ideal for first-time buyers, families or those looking to upsize, the property combines well-proportioned accommodation with excellent access to local amenities and transport links.

The ground floor accommodation comprises a welcoming entrance hallway, a comfortable lounge and a spacious kitchen diner, providing an excellent space for everyday family living and entertaining. Useful outbuildings provide additional storage and practicality.

To the first floor are two generous double bedrooms and a further single bedroom, with useful built-in storage, together with a stylish and modern shower room.

Externally, the property benefits from gardens to the front and rear, along with a driveway providing off-street parking. The home is also UPVC double glazed and gas centrally heated throughout.

Grove Road is ideally positioned for access to a wide range of local shops, schools and amenities, while Pontefract town centre and nearby train stations are within easy reach. Excellent road links provide convenient access to both the A1 and M62 motorway networks, making this an ideal location for commuters.

Homes within this area are consistently popular, particularly properties presented in such move-in condition. Early viewing is highly recommended to appreciate the space, condition and location this fantastic home has to offer.

Entrance Hall

15'3" x 6'1" (4.65 x 1.85)

Access to the living room, kitchen and the stairs leading to the first floor. Wood effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

Living Room

11'9" x 13'3" (3.59 x 4.03)

Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen Diner

9'12" x 19'10" (3.04 x 6.04)

A modern range of high and low level kitchen units. Integrated appliances including double oven, hob, extractor hood and fridge freezer. One and half bowl sink with drainer and chrome mixer tap. Plumbing for washing machine. UPVC double glazed door giving access to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the rear elevations.

Landing

7'2" x 5'5" (2.19 x 1.66)

Access to all three bedrooms and the house shower room. Carpeted throughout. UPVC double glazed window to the side elevation.

Bedroom One

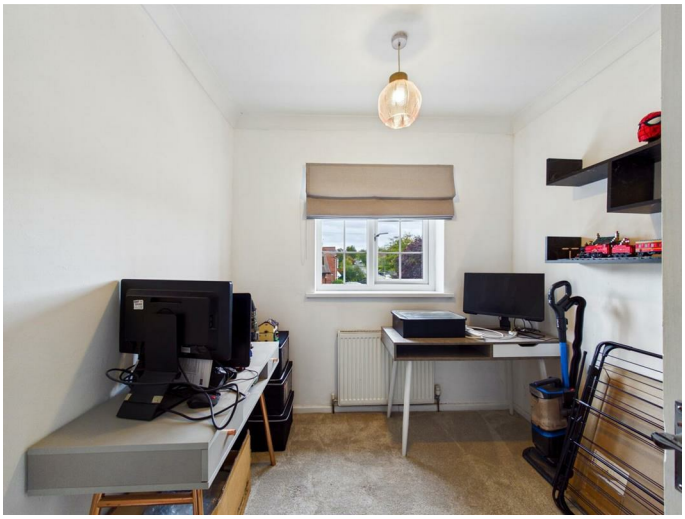
10'11" x 11'7" (3.34 x 3.54)

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

Bedroom Two
9'2" x 11'5" (2.80 x 3.48)

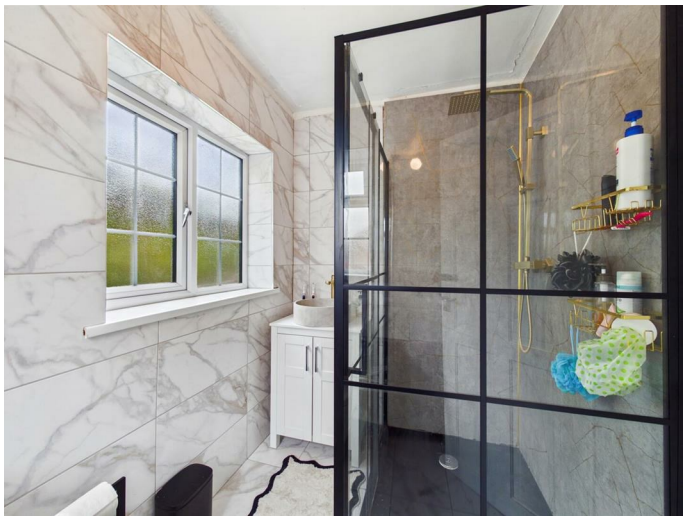
Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three
8'10" x 7'10" (2.69 x 2.40)



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

Shower Room
5'6" x 7'10" (1.67 x 2.40)



Modern white suite comprising of WC with low level flush. Wash hand basin with gold effect chrome mixer tap. Shower cubicle with mains feed shower. Full height wall tiling. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted windows the rear aspects.

External

To the front, the property enjoys a generous lawned garden alongside a block-paved driveway providing ample off-street parking. A low brick boundary wall and fencing define the frontage, while access to the side leads through towards the rear of the property.

To the rear is a good-sized enclosed garden, predominantly laid to lawn and offering excellent scope for outdoor seating, entertaining and family use. A block-paved patio area adjoins the property, providing space for garden furniture, while timber fenced boundaries and mature trees beyond provide a pleasant degree of enclosure.

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:

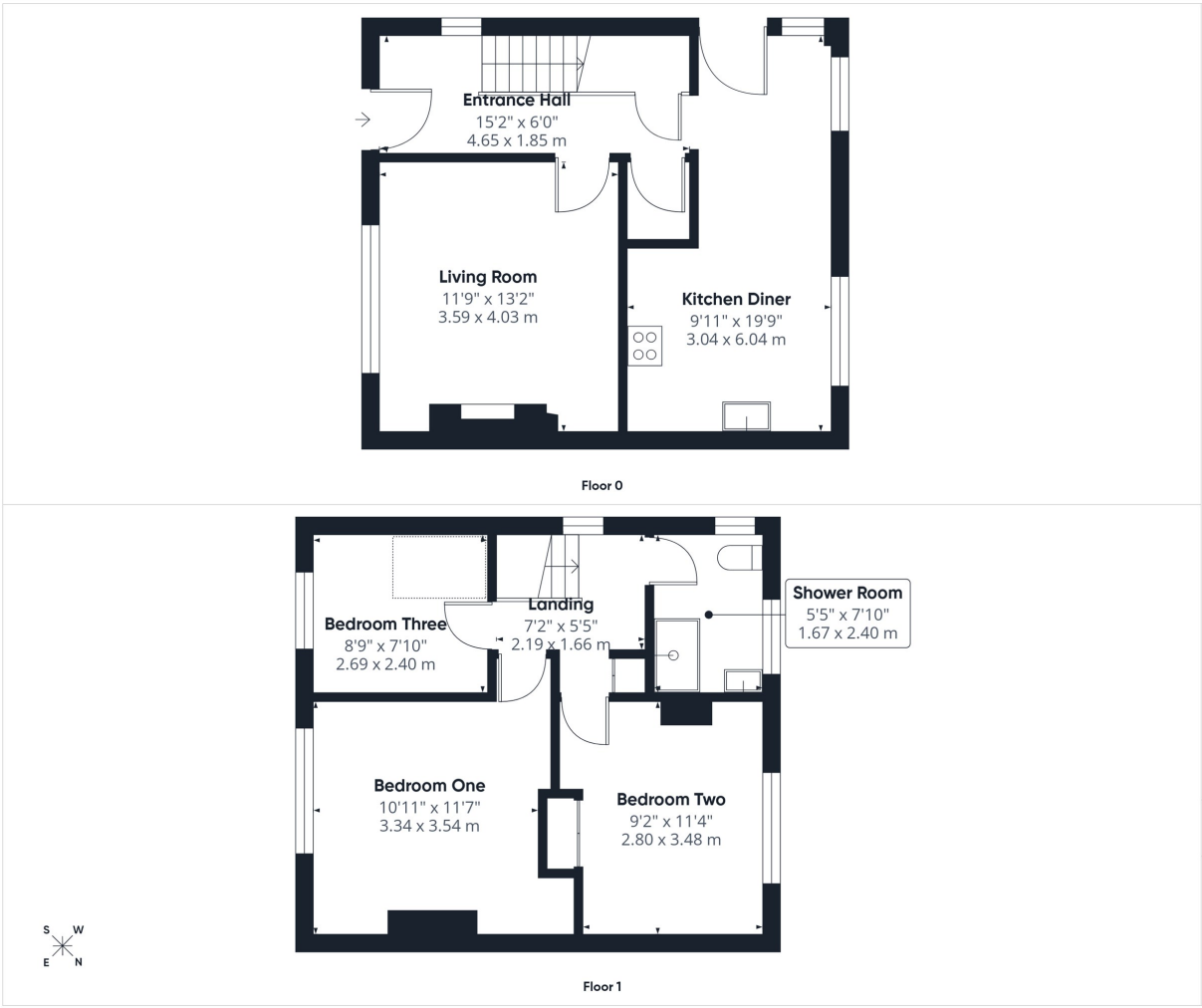
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

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.



Approximate total area(1)

806 ft²

75 m²

(1) Excluding balconies and terraces

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

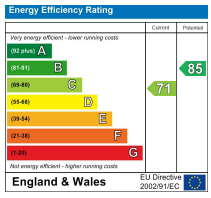
GIRAFFE360

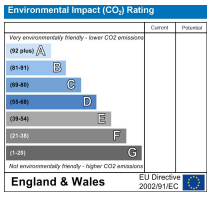
T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk





MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS