Park Row

The proactive estate agent



Manor Drive, Featherstone, Pontefract, WF7 6AZ

Offers Over £170,000

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This two-bedroom house on Manor Drive offers a perfect blend of comfort and convenience. The two well-proportioned bedrooms provide space for rest and personalisation, making it a perfect home for small families or couples. This property presents an excellent opportunity for those seeking a cosy home in a vibrant community. With its appealing layout and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming house your new home.

The accommodation briefly comprises: entrance hall, two bedrooms, the living room, bathroom, kitchen and side entrance.

A gated pedestrian access leads to the front garden, which is mainly laid to lawn and bordered by established hedging. The frontage enjoys an open outlook over a grassed area, creating a pleasant approach to the home.

To the rear, the property benefits from a generous, enclosed garden, predominantly laid to lawn and well maintained. A paved patio area sits directly behind the bungalow, providing an ideal space for outdoor seating and entertaining. The garden is bordered by a combination of fencing and mature hedging, offering privacy. There is also a timber garden shed providing useful storage, along with a gated access to the rear.







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Hallway
3'11" x 11'1" (1.20 x 3.37)

Access to living room, bathroom and both bedrooms. Wood effect flooring. Central heated radiator.

Living Room
13'2" x 12'2" (4.01 x 3.70)




Feature fireplace with hearth and surround. Access to the kitchen. Wood effect flooring. UPVC double glazed window to the front of the property.

Kitchen
11'2" x 7'7" (3.40 x 2.30)



A range of high and low level white kitchen units with wood effect worktops. Integrated oven with four ring gas hob and extractor hood over. Option to reconnect pluming for washing machine. Space for fridge/freezer. Side door to access to the rear of the property. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear.

Entrance
4'3" x 5'3" (1.30 x 1.60)

Access to the garden.

Main Bedroom
11'2" x 10'7" (3.40 x 3.22)



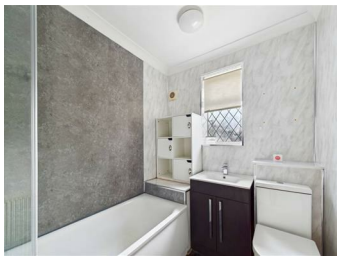

Wood effect flooring. Central heated radiator. UPVC double glazed window looking to the rear.

Bedroom Two
11'2" x 7'10" (3.41 x 2.40)




Wood effect flooring. Central heated radiator. UPVC double glazed window looking to the front of the property.

Bathroom
5'10" x 7'3" (1.78 x 2.22)




White suite comprising of panel bath with chrome taps, mains feed shower and shower screen. Wash hand basin with chrome mixer tap over and storage cupboard below. WC with low level flush. Extractor fan. Tiled effect flooring. Central heated radiator. UPVC frosted double glazed window looking to the rear aspect.

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.

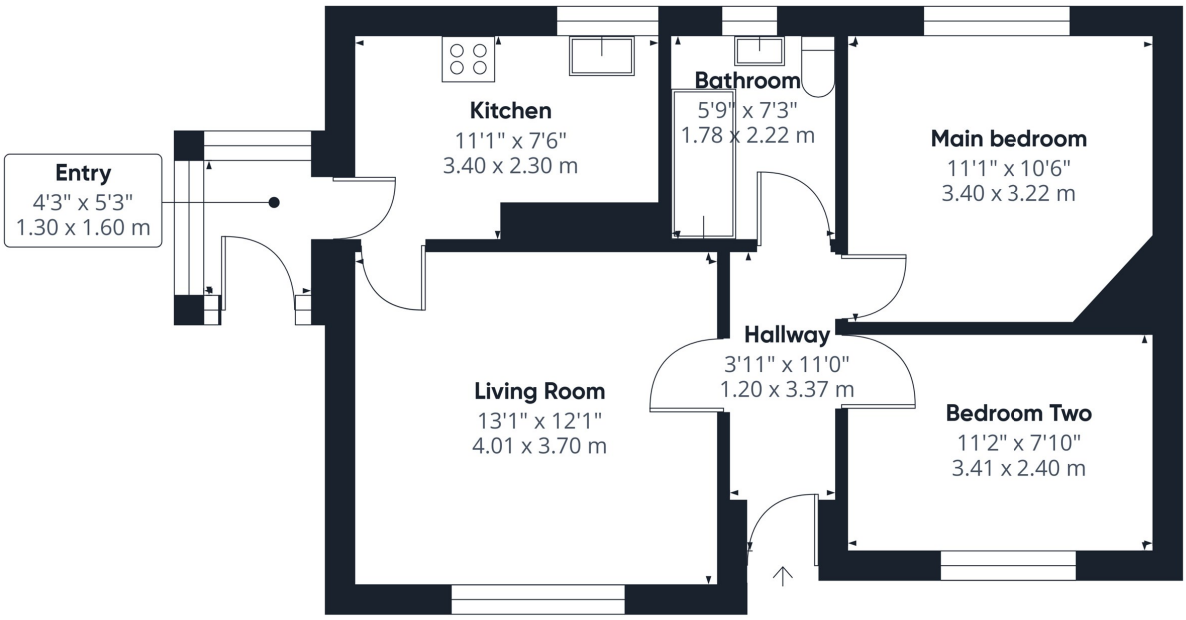
TENURE AND COUNCIL TAX BANDING

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)

555 ft²

51.5 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.

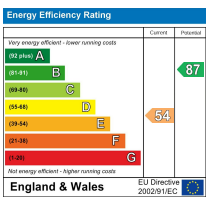
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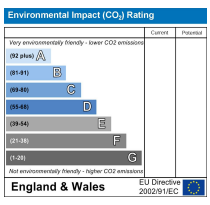
T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk





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