

...Your proactive estate agent



Banbury Road, Pontefract, WF8 2UF
Offers in excess of £240,000

Park Row

**** MODERN KITCHEN ** LIVING AND DINING ROOMS ** GROUND FLOOR CLOAKS ** EN-SUITE TO MASTER ** SINGLE GARAGE**GARDEN.** This detached house is situated in Pontefract and briefly comprises: entrance hallway, kitchen, living room, dining room and ground floor cloaks. To the first floor are four bedrooms, bathroom and en-suite to master. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND STYLE OF THIS LOVELY FAMILY HOME. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**

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GROUND FLOOR ACCOMMODATION

ENTRANCE

UPVC entrance door with double glazed frosted panels leading into:

ENTRANCE HALLWAY

Laminated wood flooring, central heating radiator, coving and smoke alarm. Lockable pedestrian access door gives access to garage. Return staircase giving access to first floor accommodation and doors leading off:

KITCHEN

4.0 X 2.88 (13'1" X 9'5")

Having base and wall units in a cream high gloss finish with decorative brushed steel handles. Block effect square edge laminated work tops. One and half 'Franke' sink with brushed steel mixer taps over. Tiling between units, unit underlighting, space and gas/electric supply for freestanding range with a brushed steel electric extractor over with built-in downlighters. Plumbing for automatic washing machine, integrated 'Smeg' dishwasher, integrated fridge and freezer. Ceramic floor tiling and central heating radiator. UPVC double glazed window to the rear elevation and uPVC door with two double glazed panels gives access to the rear garden. Coving and ceiling downlighters.



LIVING ROOM

4.0 X 3.56 + BAY (13'1" X 11'8" +BAY)

Feature fire surround housing coal effect decorative electric fire. Coving, uPVC double glazed bay window to the rear elevation. Television point, central heating radiator and telephone point.



DINING ROOM

3.37 X 2.54 (11'1" X 8'4")

(Currently used as a Cinema room)

With two uPVC double glazed windows to the front elevation, television point and coving. Central heating radiator.



GROUND FLOOR CLOAKS

Having a white suite comprising: close coupled w.c, circular sink sat on a decorative timber work surface, chrome mixer tap over. Tiled splashbacks, ceramic floor tiling, coving and uPVC double glazed frosted window to the side elevation.

FIRST FLOOR ACCOMMODATION

LANDING

With timber spindles and balustrade, uPVC double glazed frosted window to the side elevation, coving, smoke alarm and central heating radiator. Access to the loft. Doors leading off:

BEDROOM ONE

3.75 X 2.98 (12'4" X 9'9")

Two built-in wardrobes, central heating radiator, coving and uPVC double glazed window to the front elevation. Door leads to:



EN-SUITE SHOWER ROOM

Having a white suite comprising: walk-in shower cubicle housing mains shower with chrome fittings. Vanity wash hand basin with chrome mixer taps over sat on a roll edge marble effect laminated work top with storage cupboard beneath. Close coupled w.c with concealed cistern. Porcelain floor tiles and chrome heated towel rail. UPVC double glazed

frosted window to the side elevation. Built-in wall unit in a white high gloss finish, mirror to the rear of the sink with pelmet over with built-in downlighter and decorative glass display shelving. Ceiling downlighters and downlighter with extractor combination.



BEDROOM TWO
3.23 X 2.47 (10'7" X 8'1")

Having built-in double wardrobe, central heating radiator and uPVC double glazed window overlooking the rear garden.



BEDROOM THREE
3.25 X 2.49 (10'8" X 8'2")

Laminate wood flooring, central heating radiator and uPVC double glazed window to the rear elevation.



BEDROOM FOUR
2.84 X 1.97 (9'4" X 6'6")

Laminate wood flooring, central heating radiator, coving and two uPVC double glazed windows to the front elevation.



FAMILY BATHROOM
2.33 X 1.52 (7'8" X 5'0")

Having a white suite comprising: bath with side mounted chrome mixer taps over with mains shower above and concertina style shower screen. Vanity wash hand basin with white high gloss storage cupboards beneath. Close coupled

w.c with concealed cistern. Porcelain floor tiling, chrome heated towel rail, chrome ceiling downlighters and extractor combination. UPVC double glazed frosted window to the side elevation.



EXTERIOR



FRONT

Tarmac driveway providing off street parking for two/three vehicles which leads to the single integral garage. Decorative pebbles either side and flagged pathway gives access down the side of the property and continues to the rear.

GARAGE

With up and over door, power and light connected.

REAR

Fully enclosed with perimeter fence with lower level lawned area with herbaceous borders, raised timber decking areas with up lighters. Flagged hardstanding area and decorative pebbles. Outside tap.



HEATING AND 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.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Monday to Thursday - 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.

VIEWINGS

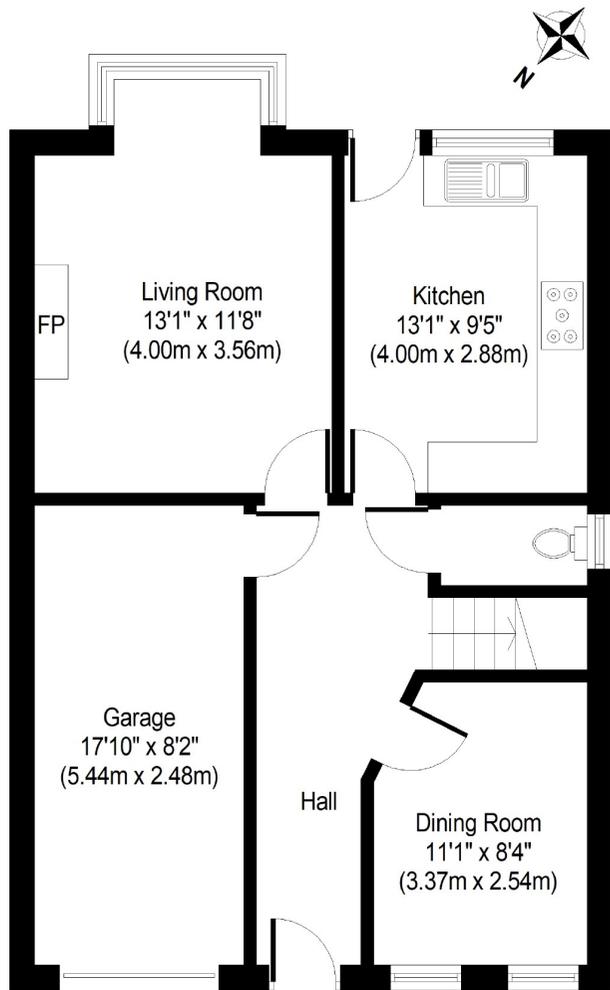
Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will

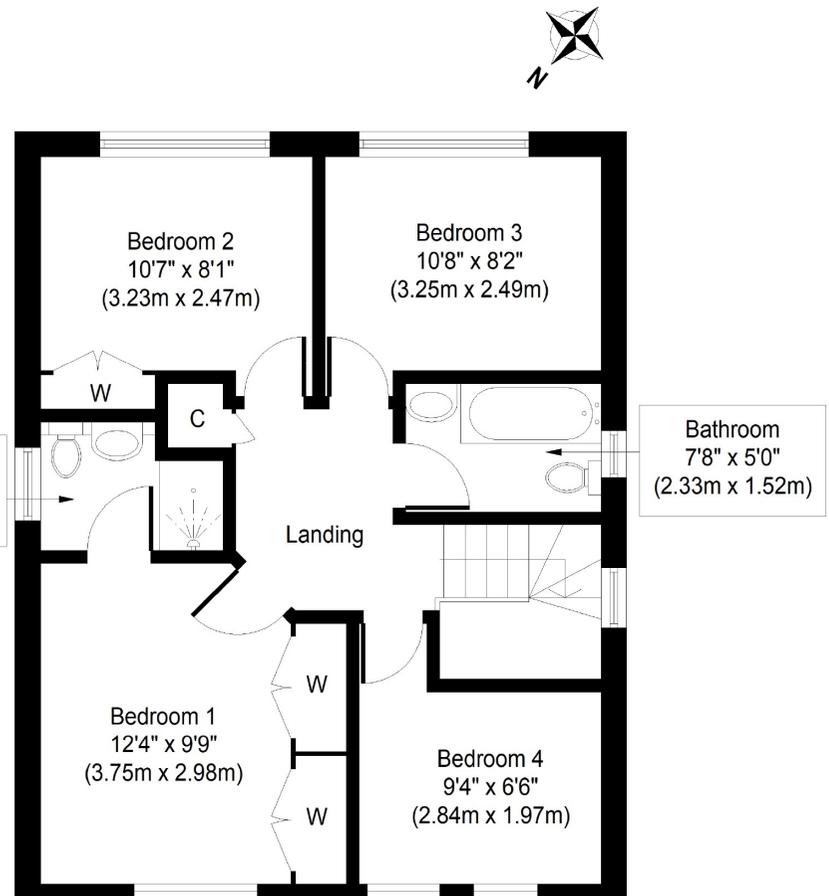
be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

DIRECTIONS

From our Pontefract office turn right and continue forward onto Valley Road, turn left onto the A645 and left again onto Box Lane. Turn right onto Ferrybridge Road then left onto New Hall Road. At the roundabout take the first exit and continue along New Hall Road then turn right onto Banbury Road where the property will be identified by our Park Row Properties For Sale board.



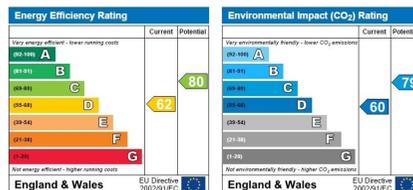
Ground Floor
 Approximate Floor Area
 698 Sq. ft.
 (64.9 Sq. m.)



First Floor
 Approximate Floor Area
 604 Sq. ft.
 (56.1 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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