

...Your proactive estate agent



Park View, Barnsley Road, South Kirkby, Pontefract WF9 3DZ
Offers in excess of £50,000

Park Row

MODERN KITCHEN DINER**MODERN SHOWER ROOM**SINGLE GARAGE**SHARED VISITOR PARKING. Situated in South Kirby this one bedroom apartment briefly comprises: entrance hallway, lounge, kitchen diner, bedroom and shower room. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS A WEEK TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'

Offers in excess of £50,000



GROUND FLOOR ACCOMMODATION

ENTRANCE

Secure entrance door leading into:

ENTRANCE HALLWAY

Electric heaters, handy storage cupboard and half glazed doors leading off.

LOUNGE

5.98 MAX X 5.54 (19'7" MAX X 18'2")

Two uPVC double glazed windows to the side elevation, electric fire with surround and two electric heaters. Steps lead up to;



KITCHEN DINER

1.66 X 5.54 (5'5" X 18'2")

Having wall and base units in a white gloss finish with chrome handles. Stainless steel drainer sink with chrome taps over. Electric oven, electric hob and extractor fan over. Space and plumbing for washing machine, space for fridge freezer.



FAMILY SHOWER ROOM

1.99 X 1.93 (6'6" X 6'4")

Having a white bathroom suite comprising: close coupled w.c, hand basin with chrome tap over and vanity unit below. Larger rectangular panel shower with electric shower and glass sliding doors. Fully tiled to ceiling height around the

shower area and to one wall. Part tiled behind the sink and w.c. Extractor fan, chrome downlighters.



BEDROOM

3.87 X 2.86 (12'8" X 9'5")

UPVC double glazed window to the side elevation, electric heater.



EXTERIOR

OUTSIDE

Visitor parking and garage attached to this property.

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 :

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

KIPPAX - 0113 8160111

CASTLEFORD - 01977 558480

VIEWINGS

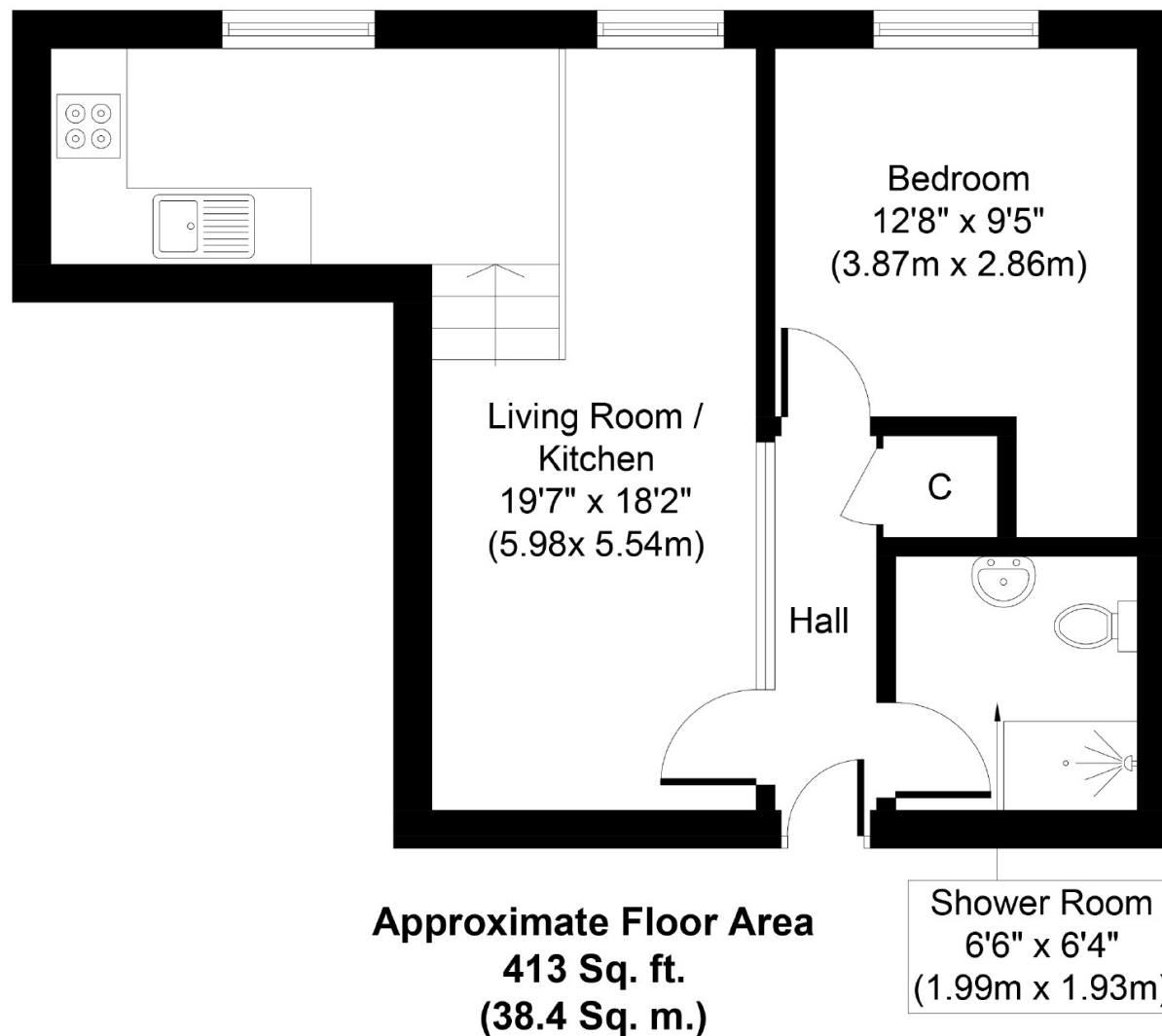
Strictly by appointment with the sole agents.

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 office in Pontefract turn left and bear left onto A639 and turn right onto the A628. At the roundabout take

the second exit and continue along the A628, at Hoyle Mill Roundabout take the first exit still continuing along the A628. At the next roundabout take the second exit still on the A628. At Hague Hall Roundabout take the first exit onto Hemsworth Road. After approximately a mile turn right onto Mill Lane then left onto Stockingate then follow the road to the junction, turn right onto white apron street, follow barnsley road where Park View will be on the right identified by the Park Row board.



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.

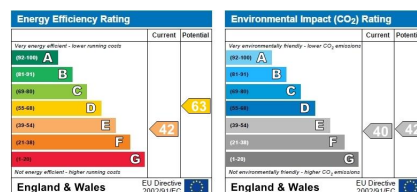
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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T 01757 241124

W www.parkrowproperties.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS, England
selby@parkrowproperties.co.uk



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