

...Your proactive estate agent



**West Park Drive, Darrington, Pontefract, WF8 3HX**  
**Offers Over £250,000**



**\*\*OFF STREET PARKING\*\*BALCONY\*\*SOUGHT AFTER AREA\*\*OPEN VIEWS TO THE REAR\*\*** Situated in Darrington, this property briefly comprises to the ground floor: lounge, dining kitchen, utility and shower room. To the first floor are three bedrooms. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. . CALL 7 DAYS A WEEK TO ARRANGE A VIEWING. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.**



## GROUND FLOOR ACCOMMODATION

### LOUNGE

**5.36 x 3.56 (17'7" x 11'8")**

Telephone and television points, white uPVC double glazed window to front elevation and exposed beam feature. Stairs leading up to first floor accommodation and door to dining kitchen.



### DINING KITCHEN

**5.36 x 2.20 (17'7" x 7'2")**

Having a range of wall and base units in white, wood effect laminated worksurfaces and a single stainless steel sink and drainer with chrome mixer tap. Integrated appliances include: a four ring electric hob and electric oven. Tiled splashback, wooden flooring, twin panel central heating radiator and white uPVC double glazed window to front and rear elevation.



### UTILITY

**1.80 x 1.20 (5'10" x 3'11")**

Wood flooring, white uPVC double glazed windows to rear elevation and door leading to back garden. Space and plumbing for washing machine and tumble dryer.



## SHOWER ROOM

**2.40 x 1.56 (7'10" x 5'1")**

Three piece suite comprising: low level w.c., vanity wash hand basin having both hot and cold taps and a corner shower cubicle with electric shower. Tiled walls and flooring, white uPVC double glazed frosted windows to rear elevation and cream towel radiator.



## FIRST FLOOR ACCOMMODATION

### LANDING

Stairs going down to first floor accommodation, white uPVC double glazed door leading to balcony and doors to three bedrooms.



### BEDROOM ONE

3.61 x 3.25 (11'10" x 10'7")

White uPVC double glazed window to front elevation, twin panel central heating radiator, built in wardrobes and vanity.



### BEDROOM TWO

3.61 x 2.30 (11'10" x 7'6")

White uPVC double glazed window to rear elevation and twin panel central heating radiator.



### BEDROOM THREE

White uPVC double glazed window to front elevation and twin panel central heating radiator.



### FRONT

To the front of the property is half laid to lawn and half paved driveway. Access to the garage and entry inside the property via white uPVC entrance door with glass inserts.



### REAR

The rear of the property is mainly laid to lawn with flower bed border having space for garden furniture.



### EXTERIOR

## 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.

## 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

## TENURE AND COUNCIL TAX BANDING

Please note: The Tenure and Council 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.

## 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.

T 01977 791133

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