

...Your proactive estate agent



Castlegate Drive, Pontefract, WF8 4SH
Offers Over £290,000



****DESIRABLE SOUTH SIDE OF PONTEFRACT** GARAGE**** with LARGE FRONT, SIDE and REAR GARDEN. Situated in Pontefract this property briefly comprises: kitchen, inner hallway, Porch, lounge, dining room, three bedrooms and bathroom, property fitted with an alarm system. VIEWING IS HIGHLY RECOMMENDED 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'



GROUND FLOOR ACCOMMODATION

KITCHEN

3.58 x 2.77 (11'8" x 9'1")

Light and airy modern kitchen having a range of wall and base units in cream with grey marble effect work tops, four ring gas hob with extractor fan, white double glazed window over looking front elevation, twin stainless steel sink with chrome mixer tap, integrated electric oven, fridge freezer, tiled flooring and tiled walls, twin panel gas central heating radiator, access to loft.



PORCH

1.30 x 2.77 (4'3" x 9'1")

Twin panel radiator, storage cupboards with plumbing for washing machine and space for tumble dryer, uPVC double glazed door with lead pattern glass panel.

LOUNGE

3.12 x 4.80 (10'2" x 15'8")

White uPVC double glazed bay window to front elevation, low gas central heating radiator, marble effect fire surround with gas fire, television and telephone points, double solid wood doors with glass pane windows leading to dining room.



DINING ROOM

4.65 x 2.80 (15'3" x 9'2")

White uPVC double patio doors leading out to side elevation, central heating radiator, storage cupboard and wood panel ceiling with wood beams.



BATHROOM

1.96 x 2.68 (6'5" x 8'9")

Modern new installed three piece suite comprising: vanity wash hand basin with chrome mixer tap, low flush W.C. walk in power shower, fully tiled walls in grey marble, upright chrome towel rail and radiator, frosted double glazed window to side elevation, non slip flooring.



BEDROOM ONE

3.83 x 2.68 (12'6" x 8'9")

White uPVC double glazed window over looking side and rear elevation, central heating radiator, fitted wardrobes.



BEDROOM TWO

2.46 x 3.10 (8'0" x 10'2")

White uPVC double glazed window over looking rear elevation, central heating radiator, wardrobes with sliding doors.



BEDROOM THREE

2.34 x 2.30 (7'8" x 7'6")

White uPVC double glazed window over looking front elevation, central heating radiator and large storage cupboard.

EXTERIOR

FRONT

Mainly laid to lawn with paved pathway to uPVC double glazed front door.



SIDE

Corner plot, laid to lawn with mature trees, shrubs, cement pathway leading to double glazed patio door into dining room, also pathway to garage



REAR

The rear of the property, mature trees and shrubs, ideal space for entertaining. large rear terraced garden with low maintenance gravel landscaping.



GARAGE

2.40 x 4.75 (7'10" x 15'7")

Parking for one car but in addition to garage, there is room for a second car on the drive way, up and over door to single garage, power and lights.



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

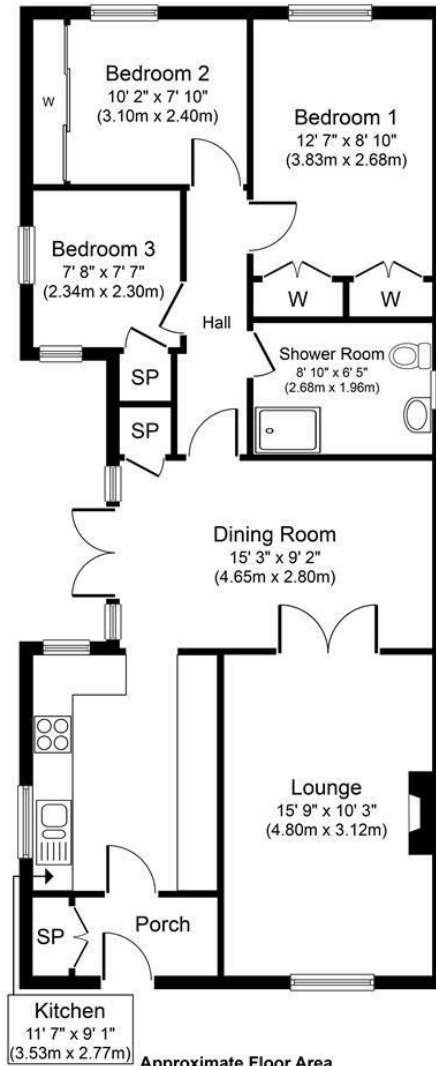
TENURE AND COUNCIL TAX BANDING

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.



Approximate Floor Area
857 sq. ft.
(79.6 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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