

... Your proactive estate agent



Whinney Lane, Streethouse, Pontefract, WF7 6DJ

£100,000



****MID TERRACE HOUSE**HIGHLY SOUGHT AFTER AREA**** Situated in Streethouse this mid terraced property briefly comprises: lounge, dining room, kitchen, house bathroom, three bedrooms. VIEWING IS HIGHLY RECOMMENDED . 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

4.36 x 37.6 (14'3" x 123'4")

White uPVC double glazed entrance door which leads directly into main room, Adam style fire place, oak flooring, gas central heating radiator, uPVC double glazed window to front elevation, television and telephone points



DINING ROOM

4.07 x 43.6 (13'4" x 143'0")

Gas central heating radiator, under stairs storage cupboard, uPVC double glazed window to rear elevation.



KITCHEN

24.5 x 23.9 (80'4" x 78'4")

Having a range of wall and base units in light wood effect, single stainless steel sink with chrome mixer tap, space for free standing cooker , plumbing for washing machine, under counter fridge/freezer, dishwasher, uPVC double glazed window to rear elevation, vinyl flooring.



FIRST FLOOR ACCOMMODATION

LANDING

Access to loft



BEDROOM TWO

2.11 x 4.25 (6'11" x 13'11")

Gas central heating radiator, White uPVC double glazed window to front elevation, vinyl flooring.



BEDROOM THREE

221 x 27.8 (725'0" x 91'2")

White double glazed uPVC window to front elevation, gas central heating radiator, vinyl flooring



BEDROOM ONE

4.51 x 2.39 (14'9" x 7'10")

White double glazed window to rear elevation, gas central heating radiator, vinyl flooring



BATHROOM

3.22 x 1.82 (10'6" x 5'11")

White three piece suite comprising: low flush W.C. pedestal hand wash basin with separate hot and cold chrome taps, paneled bath with shower over, frosted uPVC double glazed window to rear elevation, gas central heating radiator, airing cupboard, Lino flooring.



EXTERIOR

FRONT

Courtyard style garden, fenced with gate which leads to uPVC double glazed front door.

REAR

Entrance to the property from back garden which is a concrete yard.



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.



Ground Floor
Approximate Floor Area
477 sq. ft.
(44.3 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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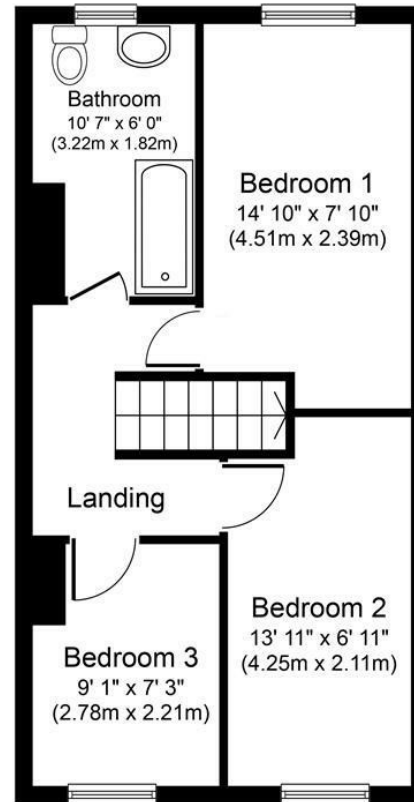
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First Floor
Approximate Floor Area
411 sq. ft.
(38.2 sq. m.)

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