

# Park Row



**Friarwood Lane, Pontefract, WF8 1DY**

**Offers Over £170,000**



**\*\* IDEAL FOR FIRST TIME BUYERS \*\* NEARBY PUBLIC TRANSPORT LINKS \*\*** Situated in Pontefract, this property briefly comprises: Hall, Lounge, Dining Room and Kitchen. To the First floor are two bedrooms and Bathroom. 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

### Entrance



UPVC door with top section having double glazed panel to the front elevation.

### Hall

UPVC double glazed skylight above entrance door. Stairs leading to First Floor accommodation and doors leading off.

### Lounge

12'00 x 11'09 (3.66m x 3.58m)



UPVC double glazed window to the front elevation. 'Living flame' effect gas fire set into marble back and hearth with decorative timber fire surround. Central heating radiator and telephone and television points.

### Dining Room

15'04 x 12'09 (4.67m x 3.89m)



UPVC double glazed window to side elevation. 'Living flame' effect gas fire set into marble back and hearth with decorative timber fire surround and central heating radiator.



## Kitchen

14'10 x 7'09 (4.52m x 2.36m)



UPVC double glazed windows to rear elevation and side elevations. Range of beech effect base and wall units. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with tiled splashback. Integrated appliances include: electric oven, four ring gas hob with extractor fan over benefiting from downlighting. Plumbing for washing machine, central heating radiator and tiled flooring. UPVC door leading out to rear.



## FIRST FLOOR ACCOMMODATION

### Landing



Balustrade and turned spindles, central heating radiator and doors leading off.





**Bedroom One**  
15'05 x 12'00 (4.70m x 3.66m)



Range of timber fronted fitted wardrobe. UPVC double glazed window to front elevation and central heating radiator.

**Bedroom Two**  
15'11 x 8'07 (4.85m x 2.62m)



Range of fitted wardrobes. UPVC double glazed window to the rear elevation and central heating radiator.





## Bathroom

10'00 x 6'03 (3.05m x 1.91m)



UPVC double glazed frosted window to the rear elevation. Timber paneled bath with chrome taps and electric shower over and shower screen. White low flush w.c and pedestal wash hand basin with taps over. Central heating radiator and wood effect laminated flooring. The bath area is tiled to ceiling height with the rest of the room being tiled to mid-height.

## EXTERIOR

### Front



Decorative courtyard area with brick-blocked pathway leading across the front and away from the property. The boundaries are defined by wall with decorative wrought iron railings and access via wrought iron pedestrian access gate.

## REAR



Low maintenance rear garden with raised borders. Access to off street parking and Garage.





## GARAGE



Benefiting from electric door, power and lighting.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: Wakefield Council

Tax Banding: A

Please note: The Tenure, Local Authority and 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.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Fibre (FTTP)

Mobile: 4G

Please note: The Utilities, Broadband and Mobile Coverage 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.

## 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

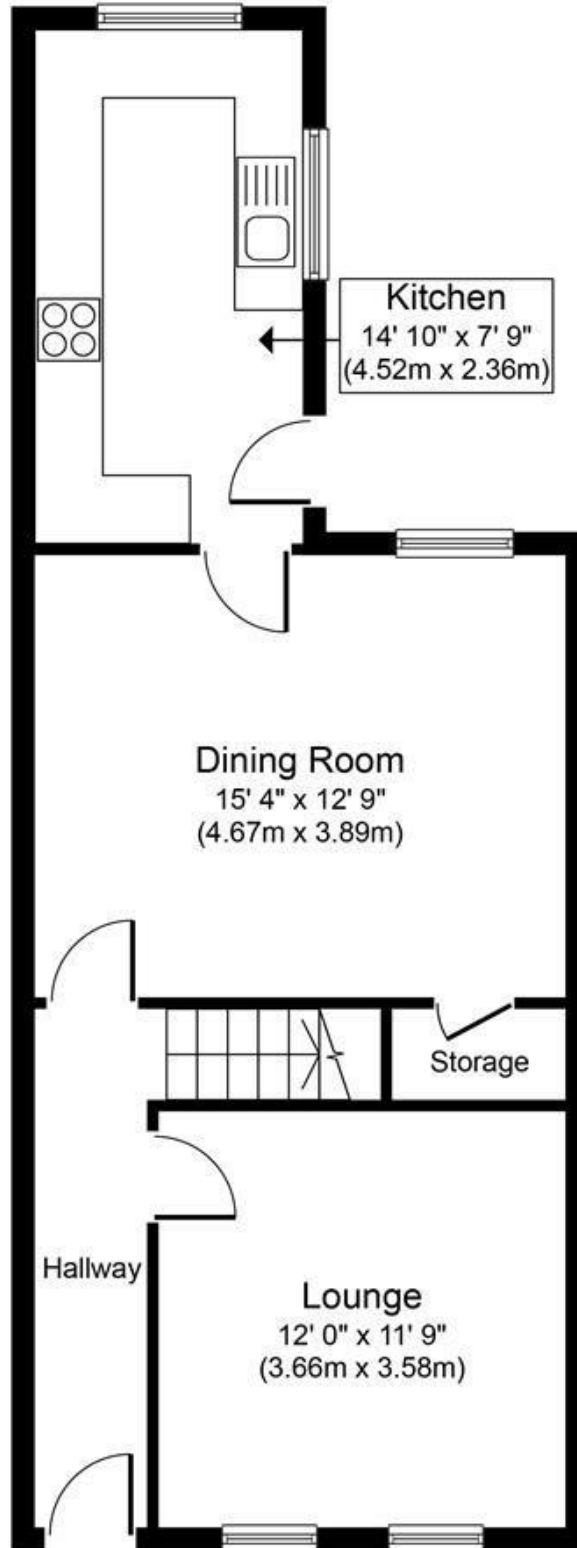
## TENURE AND COUNCIL TAX BANDING

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.

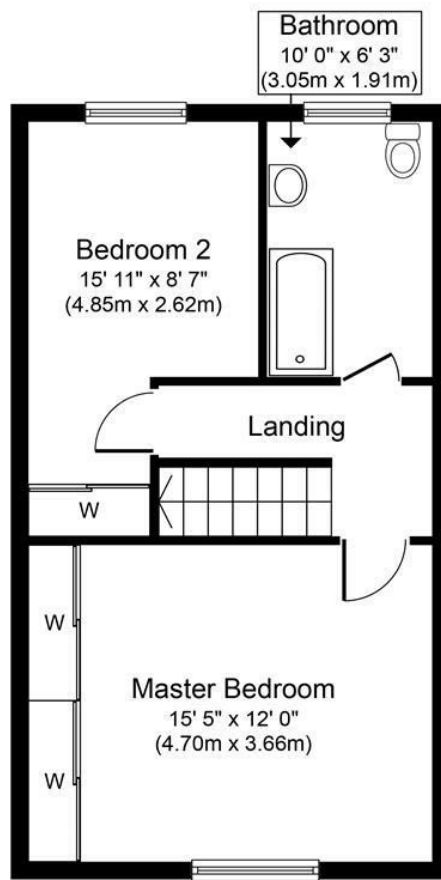
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**547 sq.ft.**  
**(50.9 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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**First Floor**  
Approximate Floor Area  
430 sq.ft.  
(39.9 sq.m.)

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