

Park Row



Park Avenue, Darrington, Pontefract, WF8 3AY

£375,000



**** DOUBLE GARAGE ** CLOSE TO COMMUTER LINKS ** WRAP-AROUND GARDEN TO ONE SIDE **** Situated in Darrington this detached property briefly comprises: Hall, Ground Floor w.c, Living Room, Dining room, Breakfast Kitchen with pantry and rear Hall. To the first floor are four bedrooms and Family Bathroom. Externally the property benefits from surrounding established garden, ample off street parking and double garage. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POSITION OF THE PROPERTY ON OFFER. RING US 7 DAYS 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

Entrance

UPVC entrance door with double glazed frosted panels, leading into:

Hall

10'7" x 8'11" (3.23m x 2.72m)



UPVC double glazed frosted window to the front elevation. Stairs leading to First Floor accommodation with timber newel post and balustrade. Understairs cupboard and further built-in storage cupboard with sliding timber doors. Doors leading off.

Ground Floor w.c



Accessed via a sliding door with modern fitted white suite comprising: vanity wash hand basin with chrome mixer tap over, close coupled w.c with concealed cistern and wood grain effect high gloss storage cupboards. Tiled to the half point and wall mounted electric extractor fan.

Living Room

25'9" x 10'11" (7.85m x 3.35m)



'Living Flame Effect' gas fire set into fireplace with timber mantle.



UPVC double glazed windows to the front and rear elevations. Television point and door leading through to:

Dining Room

14'7" x 8'11" (4.47m x 2.72m)



(can also be accessed via initial entrance hallway)
UPVC double glazed door giving access to the rear garden and door leading through to:

Breakfast Kitchen

13'10" x 10'2" (4.24m x 3.12m)



Range of pine fronted base and wall units. One and a half bowl sink and drainer with mixer tap over set into laminated work surface with tiled splashback. Plumbing for washing machine and dishwasher and gas cooker point.



UPVC double glazed windows to the rear and side elevations with high level windows to the front elevation. Door leading to Pantry and aperture leads through to Rear Hall.

Pantry

6'7" x 3'10" (2.03m x 1.18m)

UPVC double glazed frosted window to the side elevation, built-in work tops with 'Formica' cupboards beneath and built-in shelving.

Rear Hall

4'11" x 3'10" (1.50m x 1.18m)

Built-in storage cupboard with timber sliding doors. UPVC double glazed frosted windows to the side elevation and uPVC door with top section having double glazed frosted panel giving access to the rear garden.

FIRST FLOOR ACCOMMODATION

Landing

UPVC double glazed window to the side elevation, access to the loft and doors leading off.

Bedroom One

12'10" x 10'11" maximum (3.92m x 3.33m maximum)



UPVC double glazed window to the front elevation. Fitted timber fronted wardrobes and drawer sections with decorative brushed steel handles. Cupboard housing the hot water cylinder.

Bedroom Two

12'6" x 10'11" (3.83m x 3.34m)



UPVC double glazed window to the rear elevation with open views.

Bedroom Three

8'11" x 8'2" (2.74m x 2.49m)



UPVC double glazed window overlooking the rear garden.

Bedroom Four

7'7" x 5'10" (2.32m x 1.80m)



UPVC double glazed window to the front elevation and over stairs storage cupboard.

Family Bathroom

6'1" x 5'10" (1.86m x 1.78m)



White bath with chrome mixer tap and integrated shower attachment with additional 'Triton' electric shower above with chrome fittings. Pedestal wash hand basin with chrome taps over and low flush w.c. with chrome fittings. Behind the bath is tiled to ceiling height with the rest of the room being tiled to mid-height. UPVC double glazed frosted window to the side elevation.

EXTERIOR

Front



Mainly laid to lawn with a range of shrubs and bushes. Resin driveway providing off street parking for multiple vehicles and gives access to the garage. Garage with electrically operated up and over door, power and light connected. Timber gateway gives access to the side of the property and leads to the rear. Steps lead up to the front door with storm porch over.

Rear



Fully enclosed with perimeter fence with wrap around garden comprising: lawned areas, herbaceous borders and flagged

patio areas. Twin timber gates provide off street parking for further vehicle such as caravan, motorhome etc. Outside tap.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: : FREEHOLD

Local Authority: WAKEFIELD COUNCIL

Tax Banding: E

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

Mobile: 5G

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 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

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

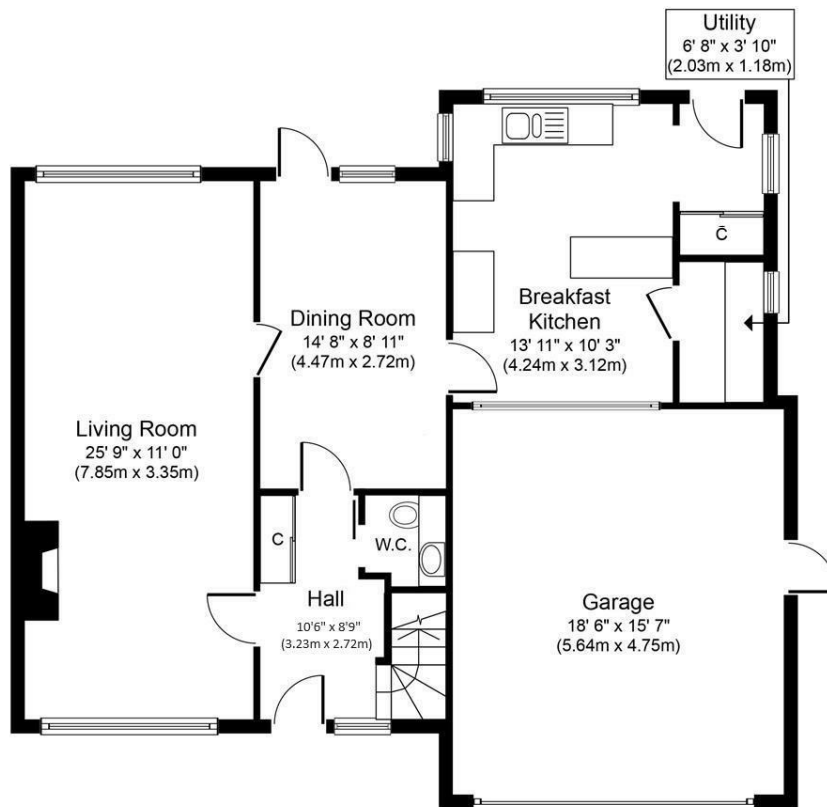
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS.

Strictly by appointment with the sole agents.

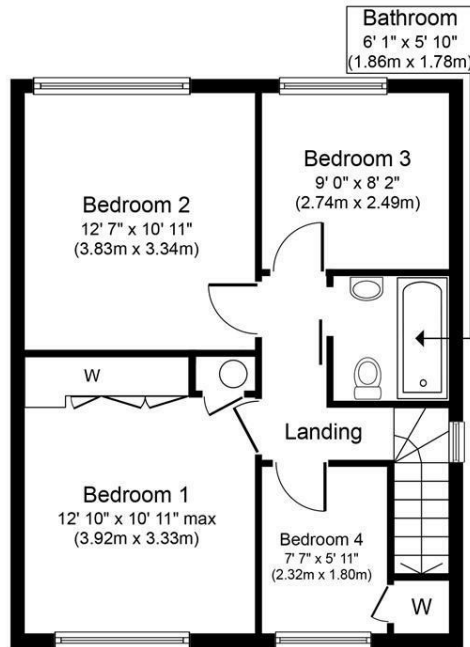
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
1,042 sq. ft.
(96.8 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
521 sq. ft.
(48.4 sq. m.)

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T 01977 791133
W www.parkrow.co.uk

18 Cornmarket, Pontefract, West Yorkshire, WF8 1BJ
pontefract@parkrow.co.uk

