

...Your proactive estate agent



Birkhill, Castleford, WF10 3LJ
Offers Over £120,000



**** NO UPWARD CHAIN ** OFF STREET PARKING **** Situated in Castleford, this semi-detached property briefly comprises: Hall, Lounge, Conservatory, Lobby and Ground Floor w.c. To the First Floor: three bedrooms and Bathroom. Externally, the property benefits from off street parking to the front and tiered garden with patio and bar area to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION AND STYLE OF THIS LOVELY FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE 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

Composite door leading into:

Hall

1.34m x 1.22m (4'4" x 4'0")

Stairs leading to First Floor accommodation, central heating radiator and timber door with glazed panel leading into:

Lounge

4.97m x 3.49m into bay window (16'3" x 11'5" into bay window)

UPVC double glazed leaded bay window to the front elevation. Feature fireplace with marble hearth and decorative surround. Built-in storage cupboards and shelving. Central heating radiator and television point. Aperture flows through into:

Kitchen

4.49m x 2.81m (14'8" x 9'2")

Range of base and wall units. Gas cooker point and plumbing for washing machine. Stainless steel sink and drainer set into granite effect laminate work surface. Further storage area with uPVC double glazed window. Door into Lobby and central heating radiator. UPVC double glazed patio sliding doors leading into:

Conservatory

3.65m x 2.81m maximum (11'11" x 9'2" maximum)

UPVC double glazed units to rear and side elevations and poly-carbonate roof. Further uPVC double glazed sliding patio doors onto rear garden.

Lobby

1.33m x 1.05m (4'4" x 3'5")

UPVC door with double glazed unit to the rear elevation. Door leading into:

Ground Floor w.c

1.39m x 0.97m (4'6" x 3'2")

White low flush w.c. UPVC double glazed frosted window to the side elevation.

FIRST FLOOR ACCOMMODATION: Landing

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

Bedroom One

3.83m x 3.10m (12'6" x 10'2")

UPVC double glazed window to the rear elevation. Built-in storage cupboards and central heating radiator.

Bedroom Two

4.08m x 3.21m maximum (13'4" x 10'6" maximum)

UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Three

2.79m x 2.33m maximum (9'1" x 7'7" maximum)

UPVC double glazed window to the front elevation and central heating radiator.

Bathroom

2.05m x 1.69m (6'8" x 5'6")

White panel bath with electric shower over, white low flush w.c with chrome fittings and white pedestal wash hand basin. UPVC double glazed frosted window to the rear elevation. Central heating radiator.

EXTERIOR: FRONT

Driveway and decoratively graveled area with vehicular and pedestrian access gates. Further gate provides access to the rear of the property.

REAR

Tiered garden area including graveled, decked and patio areas.

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: Main

Broadband: Ultrafast (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 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

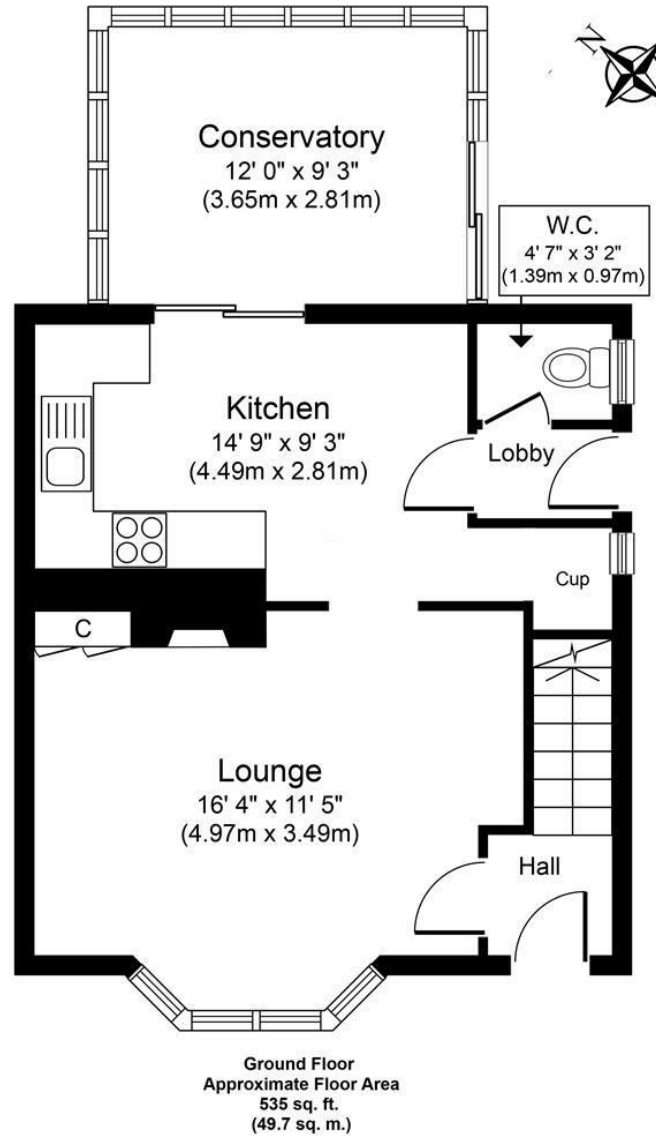
CASTLEFORD - 01977 558480

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.





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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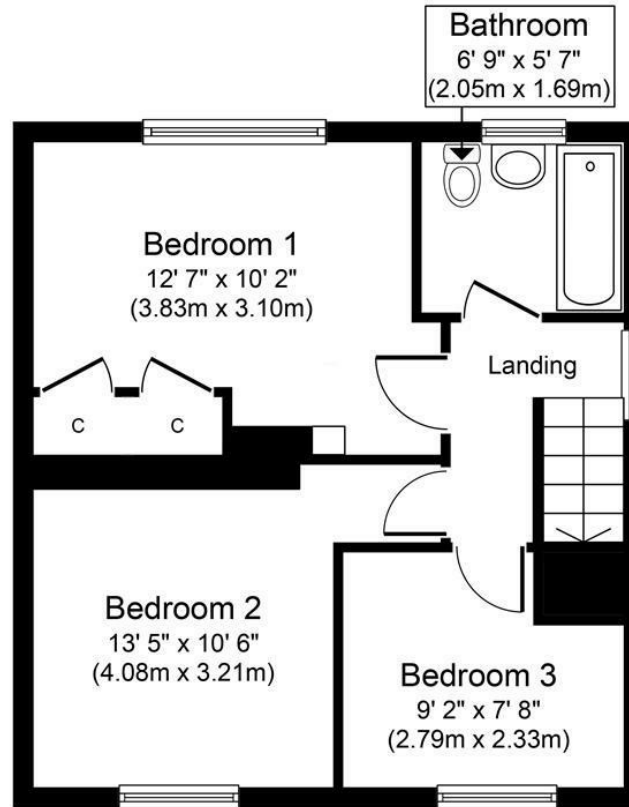
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First Floor
Approximate Floor Area 668
404 sq. ft.
(37.6 sq. m.)

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