

...Your proactive estate agent



Love Lane, Castleford, WF10 5RX
Offers Over £110,000



**** OFF-STREET PARKING ** CLOSE TO TOWN CENTRE **** Situated in Castleford close to schools, this property briefly comprises: Hall, Kitchen/Diner and Lounge. To the First Floor are two bedrooms and Bathroom. Externally, the property provides off street parking and enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE 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 door to the front elevation leading into:

Hall

2.18m x 1.76m max (7'1" x 5'9" max)

Stairs leading to First Floor Accommodation. UPVC double glazed window to the side elevation, central heating radiator and doors leading off.

Lounge

6.21m x 3.06m max (20'4" x 10'0" max)

Feature electric fire place. UPVC double glazed window to the front elevation and uPVC double glazed patio doors to the rear elevation leading into Garden. Central heating radiator and laminate flooring.

Kitchen Diner

5.81m x 2.17m (19'0" x 7'1")

Range of base and wall units. Electric cooker point and plumbing for washing machine. Stainless steel sink and drainer with tiled splashback. UPVC double glazed window to the side elevation. UPVC double glazed door giving access into garden.

FIRST FLOOR ACCOMMODATION

Landing

2.17m x 1.29m (7'1" x 4'2")

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

Bedroom One

4.38m x 2.83m (14'4" x 9'3")

UPVC double glazed window to the front elevation, central heating radiator and overstairs storage cupboard.

Bedroom Two

3.32m x 3.20m (10'10" x 10'5")

UPVC double glazed window to the rear elevation, central heating radiator and storage cupboard.

Bathroom

1.96m x 1.66m (6'5" x 5'5")

White bath with chrome taps and electric shower over. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over. UPVC double glazed window to the side elevation, central heating radiator and storage cupboard.

EXTERIOR- Front

Paved garden with mature established shrubs. Paved and gated driveway providing off street parking.

Rear

Lawned garden and raised decked seating area. Mature established trees and shrubs. The rear is fully enclosed with timber fencing and timber posts.

TENURE: Freehold

LOCAL AUTHORITY: Wakefield Council

Tax band: A

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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Please note: The Local Authority, Tax Banding and Tenure 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.

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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

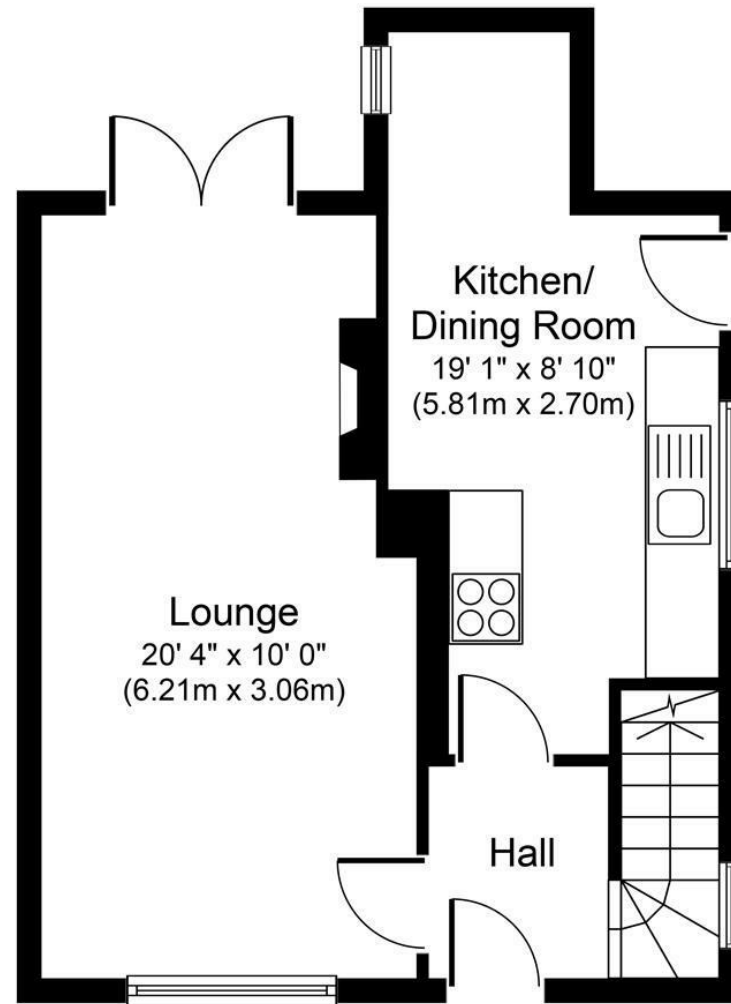
PONTEFRACT - 01977 791133

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
393 sq.ft.
(36.5 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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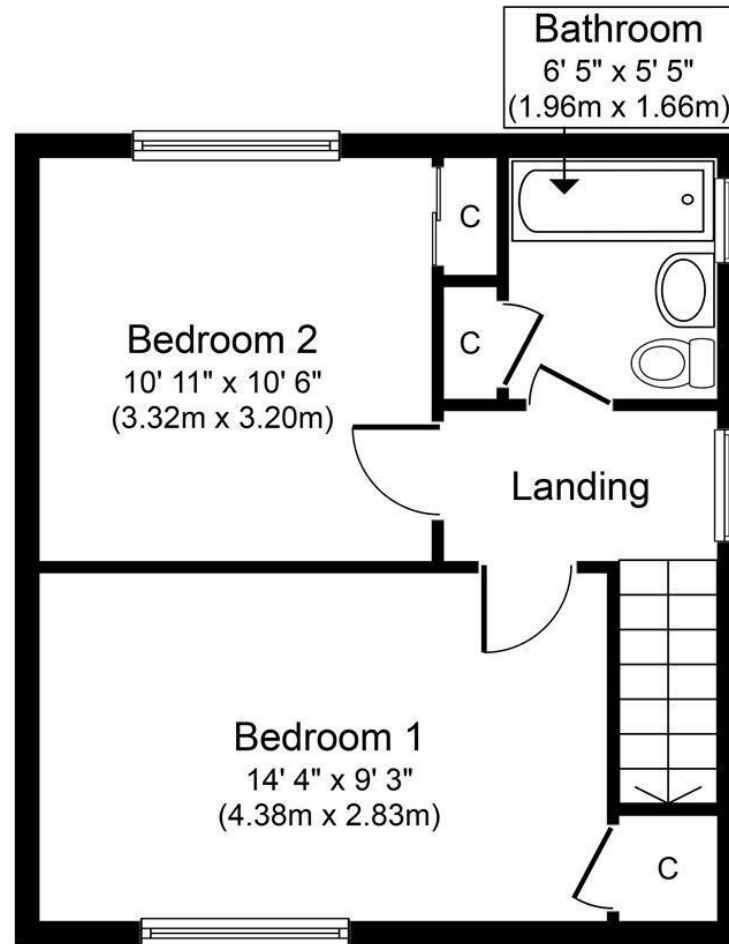
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First Floor
Approximate Floor Area
370 sq. ft.
(34.3 sq. m.)

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