

...Your proactive estate agent



**Elm View, Castleford, WF10 5QY**  
**Offers Over £190,000**



**\*\*OFF STREET PARKING\*\*OPEN PLAN LIVING\*\*** This semi detached house is situated in Castleford and briefly comprises: entrance hallway, open plan kitchen living area and ground floor w.c to the first floor are two bedrooms and bathroom. Whilst to the second floor is the master bedroom. VIEWING IS RECOMMENDED TO FULLY APPRECIATE 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

Composite entrance door with two double glazed frosted panels leads into:

### Entrance Hallway

**2.78m x 1.55m (9'1" x 5'1")**

Tiled flooring and stairs leading to First Floor Accommodation.

### Kitchen / Living Area

**6.44m x 3.64m (21'1" x 11'11")**

Cream fronted base and wall units with chrome handles and timber effect laminated work surface with matching upstand and tiled splashback. Four ring gas hob with electric extractor over and fan assisted electric oven. Plumbing for washing machine and one and a half bowl sink and drainer with chrome mixer tap over. UPVC double glazed window to the front elevation, built-in breakfast bar and tiled flooring to the kitchen area.

UPVC double glazed double doors giving access to the rear, television point and door leading to:

### Ground Floor W.C

**1.50m x 0.85m (4'11" x 2'9")**

Low flush w.c and wash hand basin with tiled splashback and extractor fan.

## FIRST FLOOR ACCOMMODATION

### Landing

Further staircase giving access to Second Floor Accommodation with spindles and balustrade. Doors leading off.

### Bedroom Two

**3.59m x 2.29m (11'9" x 7'6")**

UPVC double glazed window to the rear elevation.

### Family Bathroom

**1.75m x 1.57m (5'8" x 5'1")**

White panel bath with chrome mixer tap over and integrated shower attachment and 'Mira' electric shower above with chrome fittings. Vanity wash hand basin with chrome mixer tap over set into a white storage cupboard with decorative chrome handles. Low flush w.c with chrome fittings, chrome heated towel rail, electric extractor fan and uPVC double glazed frosted window to the side elevation. Tiled to ceiling height to the rear of the bath and sink.

### Bedroom Three

**3.61m x 2.21m (11'10" x 7'3")**

UPVC double glazed windows to the front elevation.

## SECOND FLOOR ACCOMMODATION

### Landing

Built-in storage cupboard and door leading into:

### Bedroom One

**5.57m x 2.60m (18'3" x 8'6")**

Two 'Velux' style windows to the front elevation and further 'Velux' style timber double glazed window to the rear elevation. Television point.

## EXTERIOR

### Front

Herringbone block paved driveway providing off street parking for multiple vehicles. Flagged pathway leading to the front door with storm porch over and light on PIR sensor. Path leading down the side of the property through a timber pedestrian access gate which leads to the rear.

### Rear

Fully enclosed with perimeter fence, decorative broken slate area, raised decking area and flagged patio. PIR operated security floodlight and outside power points.

## 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

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: Wakefield Council

Tax Banding: B

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: Ultrafast

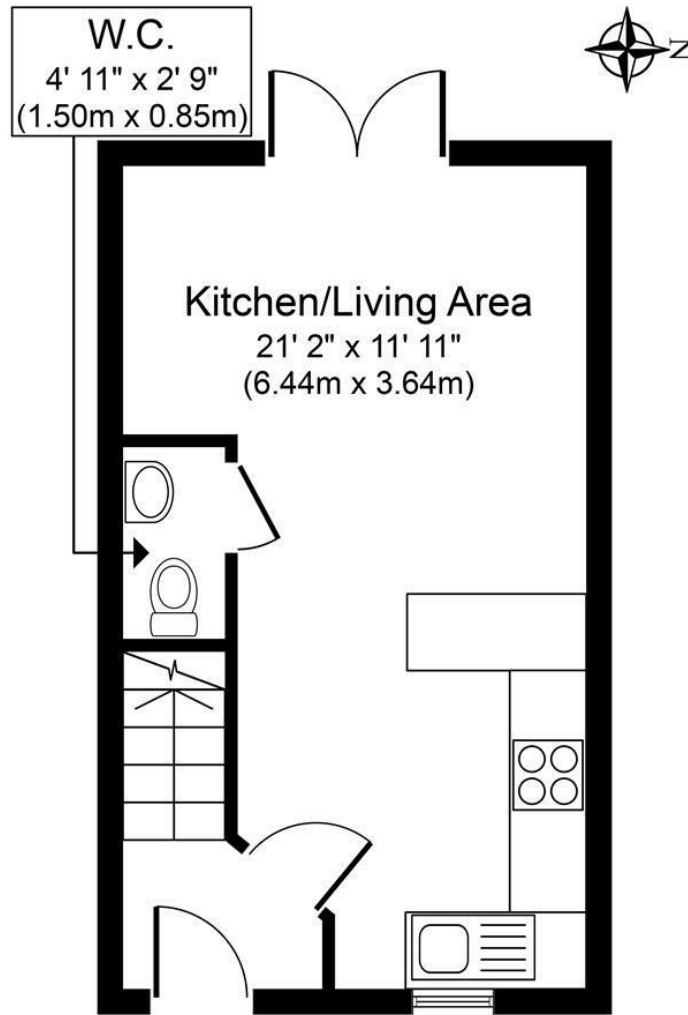
Mobile: 5G

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## 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**  
 252 sq. ft.  
 (23.4 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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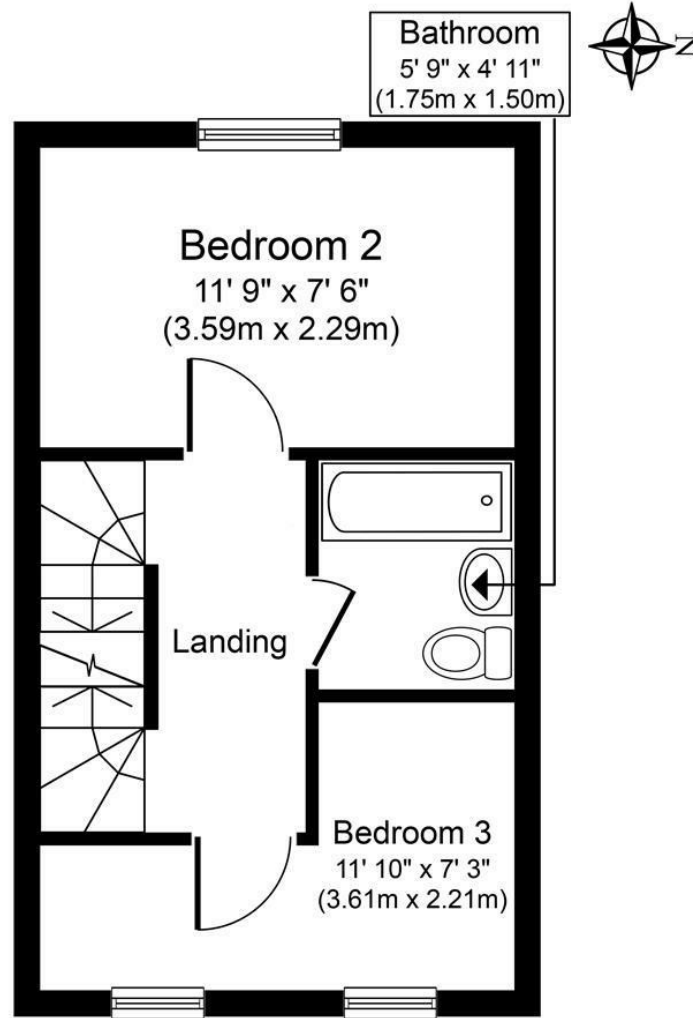
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**First Floor**  
**Approximate Floor Area**  
**252 sq. ft.**  
**(23.4 sq. m.)**

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