

...Your proactive estate agent



**Grafton Street, Castleford, WF10 4NU**  
**Offers Over £100,000**

**Park Row**

**\*\* NO UPWARD CHAIN \*\* CLOSE TO XSCAPE ENTERTAINMENT COMPLEX \*\* WITHIN EASY REACH OF THE REGIONS MOTORWAY NETWORKS \*\* IDEAL FOR FIRST TIME BUYERS/INVESTORS.\*\*** This mid terrace property briefly comprises: Lounge, Inner Hallway and Breakfast Kitchen. To the First Floor are two bedrooms and Bathroom. Externally, the property has an enclosed rear yard. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE LOCATION OF THE PROPERTY ON OFFER.**



## GROUND FLOOR ACCOMMODATION

### Entrance

UPVC entrance door with double glazed frosted skylight above leading into:

### Lounge

**4.03m max x 3.11m max (13'2" max x 10'2" max)**

Engineered wood flooring, uPVC double glazed window to the front elevation and door leading to:

### Inner Hallway

Stairs giving access to the First Floor accommodation and further door leading through to:

### Breakfast Kitchen

**3.99m max x 3.06m max (13'1" max x 10'0" max )**

Having a range of base and wall units in a beech effect finish with decorative handles. Roll top laminated worktops, four ring inset brushed steel gas hob with electric oven beneath and brushed steel electric extractor over benefitting from downlighting. One and a half bowl sink and drainer with chrome mixer tap over and plumbing for automatic washing machine. Ceramic tiled flooring. UPVC double glazed window to the rear elevation and understairs storage cupboard. UPVC door giving access to the rear courtyard.

### FIRST FLOOR ACCOMMODATION- Landing

Doors leading off.

### Bedroom One

**4.03m max x 3.12m max (13'2" max x 10'2" max)**

Built-in storage cupboard with bi-folding doors, coving and uPVC double glazed window to the front elevation.

### Family Bathroom

**2.15m max x 1.91m max (7'0" max x 6'3" max)**

Walk-in shower cubicle with mains shower with chrome fittings. Pedestal wash hand basin with chrome taps over, close coupled w.c and bath with chrome taps over. Tiled to ceiling height to all walls and ceramic tiled flooring. UPVC double glazed frosted window to the rear elevation.

### Bedroom Two

**3.08m max x 2.02m max (10'1" max x 6'7" max )**

UPVC double glazed window to the rear elevation.

## EXTERIOR

### Front

Pedestrian footpath.

### Rear

Enclosed with perimeter wall with twin vehicular timber access gates and flagged area.

## AGENT NOTE

The photographs have been taken from stock.

## MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

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.

## TENURE AND COUNCIL TAX

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.

## 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.

## **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.

## **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

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

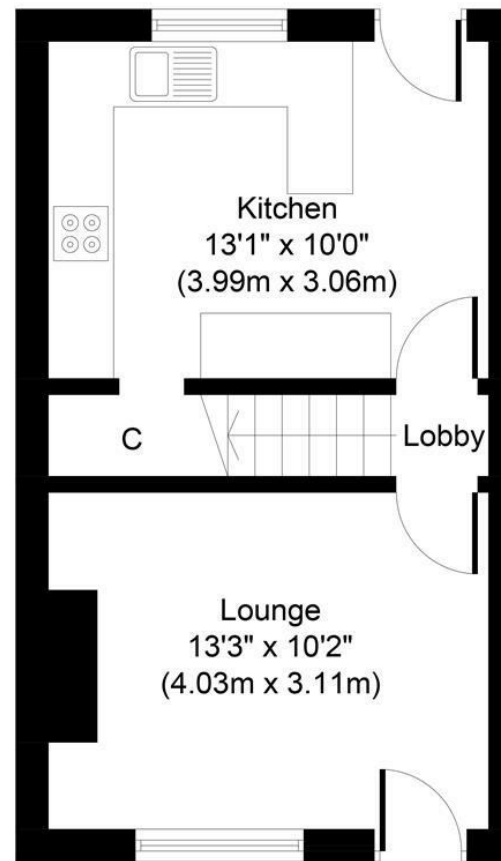
PONTEFRACT - 01977 791133

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**  
**316 Sq. ft.**  
**(29.4 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. 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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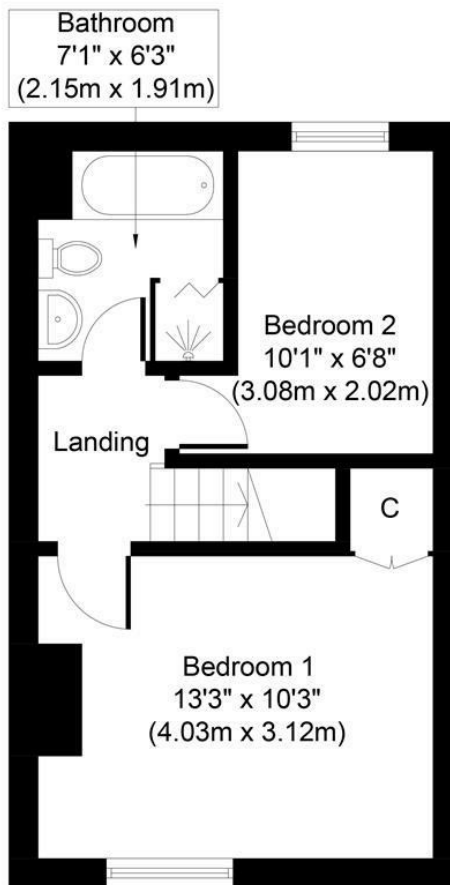
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**First Floor**  
**Approximate Floor Area**  
**316 Sq. ft.**  
**(29.4 Sq. m.)**

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