

Park Row



Church Lane, Featherstone, Pontefract, WF7 6BB

Offers Over £130,000



**** WELL PRESENTED ** ENCLOSED REAR GARDEN ** TWO RECEPTION ROOMS **** Situated in Featherstone this property briefly comprises: Lounge, Dining Room, Kitchen and Cellar. To the First Floor are two bedrooms and Family Bathroom. To the Second Floor is the attic room. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF PROPERTY ON OFFER. '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 panel and double glazed skylight above leading into:

Lounge

12'5" x 12'5" (max) (3.80m x 3.80m (max))



UPVC double glazed window to the front elevation, television point, aperture leading to the foot of the staircase leading to the First Floor Accommodation. Further aperture leading into:

Dining Room

12'11" x 12'5" (max) (3.94m x 3.80m (max))



UPVC double glazed patio door giving access to the rear with matching skylight above. Doorway leading through to cellar and further aperture leading through into:

Kitchen

7'11" x 6'9" (2.42m x 2.06m)



White 'Shaker' style base and wall units with brushed steel handles and roll edge, wood effect laminate work surface and tiled splashback. One and a half bowl stainless steel sink and drainer with mixer tap over. Four ring electric hob with electric extractor over and integrated electric oven. UPVC double glazed window to the rear elevation, wall-mounted electric extractor fan and plumbing for washing machine.

First Floor Accommodation

Landing

With timber spindles and balustrade, coving and doorway giving access to the second floor accommodation. Doors leading off.

Bedroom One

13'0" x 12'5" (max) (3.97m x 3.80m (max))



UPVC double glazed window to the front elevation and built-in storage cupboard.

Bedroom Two

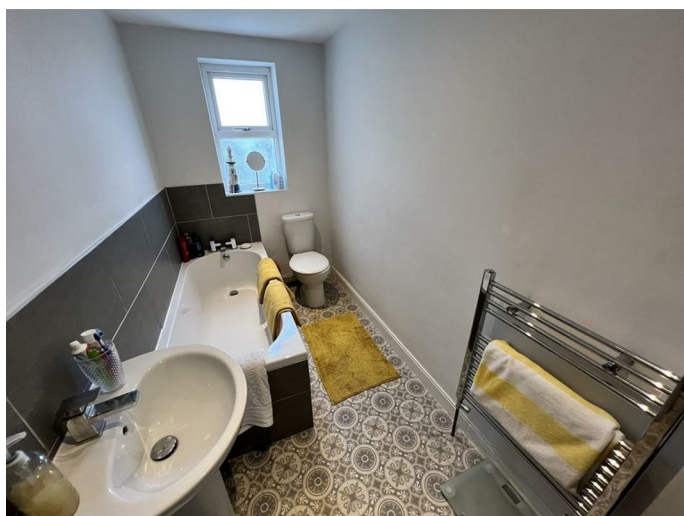
17'2" x 14'1" (max) (5.25m x 4.30m (max))



UPVC double glazed window to the rear elevation and coving to the ceiling.

Family Bathroom

10'7" max x 4'9" max (3.23 max x 1.46 max)



Tiled fronted bath with chrome mixer taps over. White pedestal wash hand basin with chrome mixer tap over and white low flush w.c. UPVC double glazed frosted window to the rear elevation and chrome heated towel rail. The bath and sink areas are tiled to mid-height.

Second Floor Accommodation

Bedroom Three

18'4" max x 11'1" max (5.59 max x 3.38 max)

uPVC double glazed window to the rear elevation and rear double glazed skylight to front elevation. Timber spindles and balustrade around the stairs.

Exterior

Front

Enclosed to all three sides with perimeter wall, pedestrian access gate, decorative pebbled area and flagged pathway.

Rear



Flagged patio with laid to lawn garden section, outside electrical point, lights and tap. The rear is fully enclosed with timber fence, concrete posts and concrete gravel boards.

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.

Mains Utilities, Broadband and Mobile Coverage

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTC)

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.

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

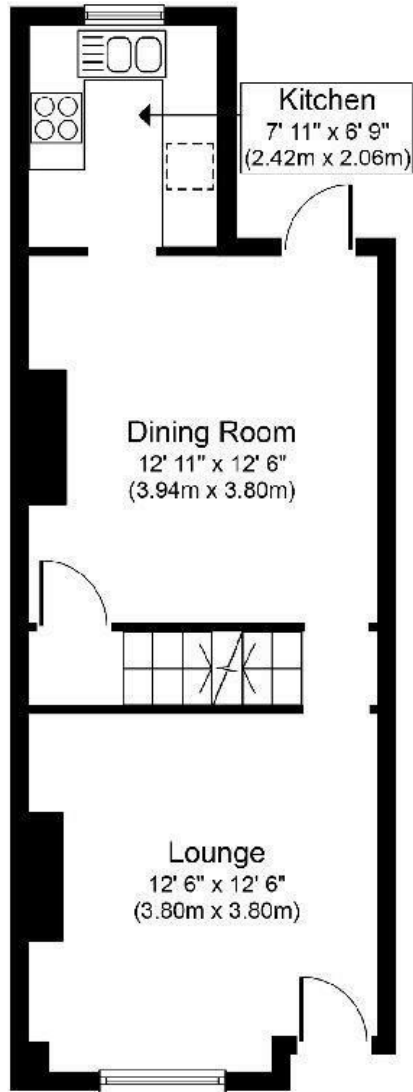
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

Viewings

Strictly by appointment with the sole agents.

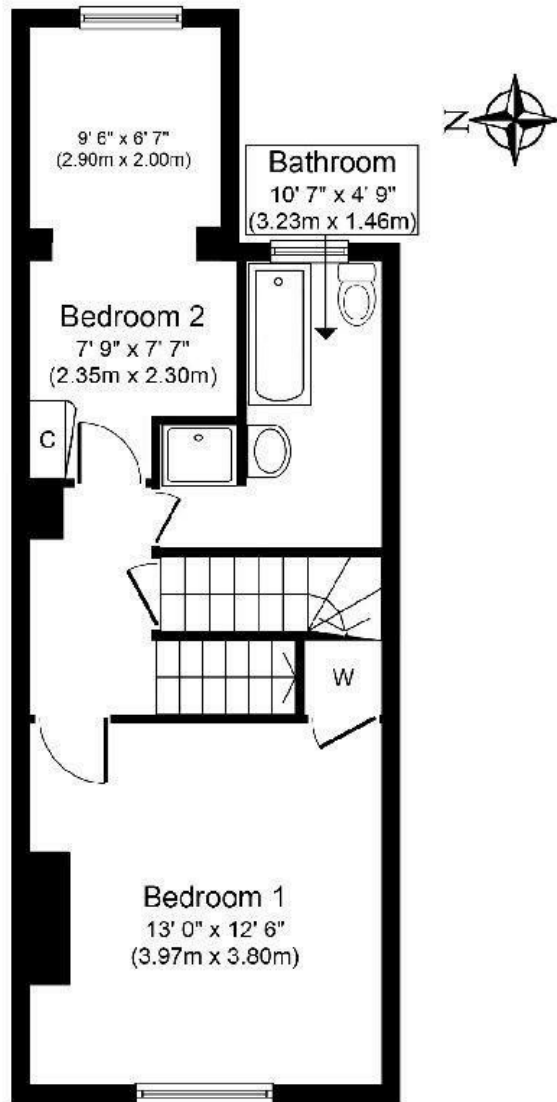
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
409 sq. ft.
(38.0 sq. m.)

While 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.

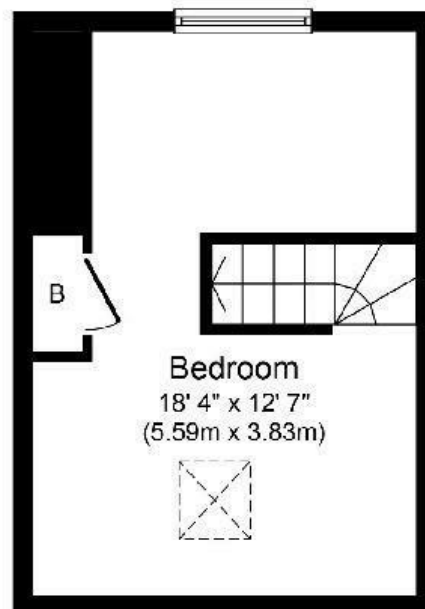
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First Floor
Approximate Floor Area
409 sq. ft.
(38.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.

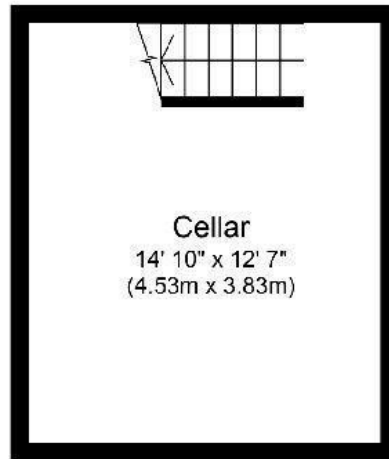
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Attic Floor
Approximate Floor Area
258 sq. ft.
(24.0 sq. m.)

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Cellar
14' 10" x 12' 7"
(4.53m x 3.83m)

Cellar
Approximate Floor Area
103 sq. ft.
(17.0 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

