

... Your proactive estate agent



**Church Street, Allerton Bywater, Castleford, WF10 2FF**  
**Offers Over £230,000**



CLOSE TO THE TOWNS OF GARFORTH AND CASTLEFORD \*\* GOOD ACCESS TO THE REGIONS MOTORWAY NETWORKS \*\* UP TO 1GBPS BROADBAND SPEED This Semi-Detached house is situated in Allerton Bywater and briefly comprises: Hall, Ground Floor w.c and Open Plan Lounge, Kitchen Diner. To the First Floor: three bedrooms with En-Suite to Bedroom One and Family Bathroom. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THE PROPERTY ON OFFER. RING US 7 DAYS A WEEK TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'



## GROUND FLOOR ACCOMMODATION

### Entrance

Composite entrance door leading into:

### Hallway

**2.17m max x 1.30m max (7'1" max x 4'3" max )**

With doors leading off.

### Ground Floor w.c

**1.95m max x 1.42m max (6'4" max x 4'7" max )**

White low flush w.c and pedestal wash hand basin with chrome mixer tap over and tiled splashback. Timber double glazed frosted window to the front elevation.

### Open Plan Lounge, Kitchen-Diner

#### Kitchen Diner Area

**5.79m max x 4.61m max (18'11" max x 15'1" max)**

High gloss white base wall and larder units with decorative brushed steel handles. One and a half drainer sink with chrome mixer tap over set into square edged block effect laminated work tops with matching upstands. Fan assisted electric oven, four ring integrated gas hob with glass splashback and brushed steel electric extractor over with built-in downlighters. Integrated dishwasher, fridge and freezer. Kick board heater, timber double glazed windows to front and side elevations. Handy understairs storage cupboard and return staircase giving access to First Floor accommodation with timber spindles and balustrade. Apertures leading through to:

#### Lounge Area

**5.79m max x 3.58m (18'11" max x 11'8")**

Timber double glazed windows to the rear and side elevations and timber double glazed double doors leading to the rear garden.

## FIRST FLOOR ACCOMMODATION

### Landing

With timber spindles and balustrade, access to loft, built-in storage cupboard and doors leading off.

### Bedroom One

**4.04m x 3.20m maximums (13'3" x 10'5" maximums)**

Timber double glazed windows to the rear and side elevations and timber effect laminate flooring. Door leading to:

### En-Suite

**2.11m x 1.68m maximums (6'11" x 5'6" maximums)**

White walk-in shower cubicle with mains shower and chrome fittings. Pedestal wash hand basin with chrome mixer tap over and low flush w.c. Timber double glazed frosted window to the side elevation. The shower area is tiled to ceiling height and to mid-height to two walls. Ceiling mounted electric extractor fan and wood effect laminate flooring.

### Bedroom Two

**3.20m x 3.11m maximums (10'5" x 10'2" maximums)**

Timber double glazed window to the front elevation.

### Family Bathroom

**2.48m x 1.95m maximums (8'1" x 6'4" maximums )**

White panel bath with chrome mixer tap and electric shower over with chrome fittings and glass shower screen. Pedestal wash hand basin with chrome mixer tap over and

low flush w.c. The bath area is tiled to ceiling height with behind the rest of the suite being tiled to mid-height . Ceiling mounted electric extractor fan.

### Bedroom Three

**3.58m x 2.50m maximums (11'8" x 8'2" maximums)**

Timber double glazed window overlooking the rear garden.

## EXTERIOR

### Front

Decorative chipped slate area and flagged step leading to front door with storm porch over.

### Side

Two allocated parking areas.

### Rear

Enclosed with combination of perimeter wall and perimeter fence, mainly laid to lawn with flagged patio area and flagged hardstanding.

## TENURE: Freehold

## LOCAL AUTHORITY: Leeds Council

COUNCIL TAX BAND : C

## TENURE AND COUNCIL TAX

The Tenure and Council 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.

## 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

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

KIPPAX - 0113 8160111

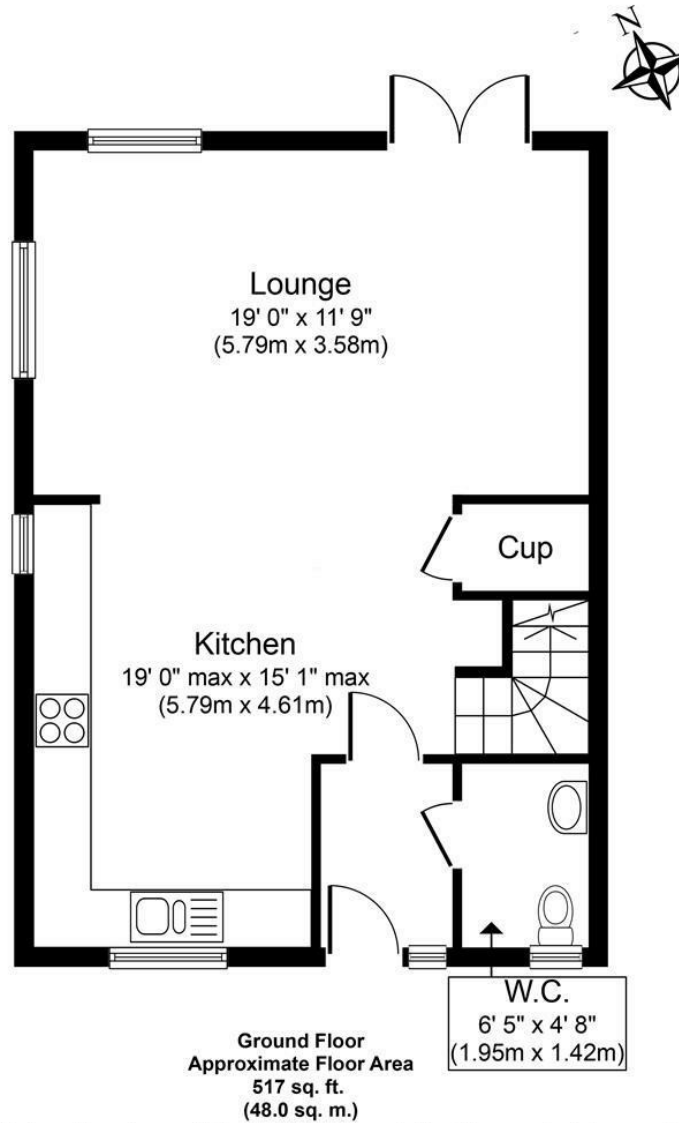
CASTLEFORD - 01977 558480

### **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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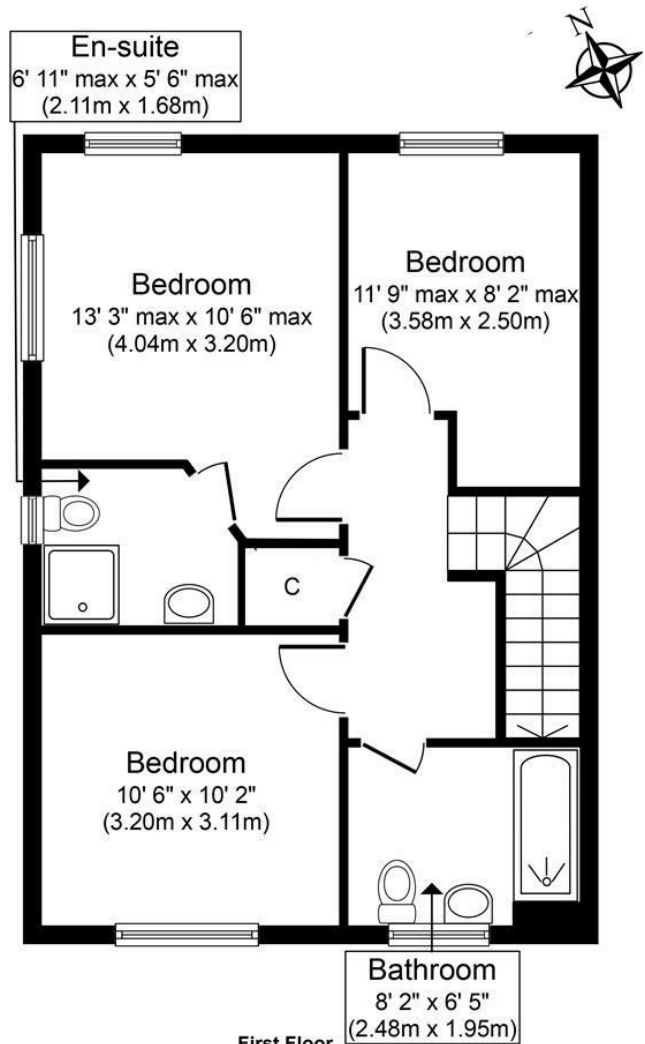
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