

# Park Row



**Leyland Road, Castleford, WF10 3SQ**

**£140,000**



MODERN KITCHEN\*\* LOUNGE DINER\*\* AMPLE OFF STREET PARKING. Situated in Castleford this Semi Detached house briefly comprises: entrance hallway, living dining room and kitchen. To the first floor are two bedrooms and wet room. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER. CALL 7 DAYS A WEEK TO ARRANGE A VIEWING. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.



## GROUND FLOOR ACCOMMODATION

### Entrance

uPVC entrance door with double glazed frosted panel with decorative diamond leadwork leads into:

### Entrance Hallway

Staircase giving access to the first floor accommodation and built-in storage cupboard, door leading to:

### Living Dining Room

20'4" x 10'0" (6.22m x 3.07m)



Having Feature inset fireplace in marble with brass trim. uPVC double glazed windows to the front and rear elevations. Two ornate ceiling roses and door leading to:



### Kitchen

12'9" x 8'2" (3.89m x 2.50m)



Having base and wall units in a modern grey finish with four ring electric hob with electric extractor over with built-in downlighters. Square edge laminated work tops, one and a half drainer sink with chrome mixer taps over. Plumbing for automatic washing machine, wet walling to ceiling height to all walls. Handy understairs storage cupboard and uPVC double glazed window to the side elevation and uPVC stable door with double glazed frosted panel to the top half gives access to side. Chrome ceiling downlighters.



## FIRST FLOOR ACCOMMODATION

### Landing

Access to the loft, uPVC double glazed window to the side elevation and storage cupboard. Doors leading off.

## Bedroom One

20'4" x 10'0" (6.22m x 3.07m )



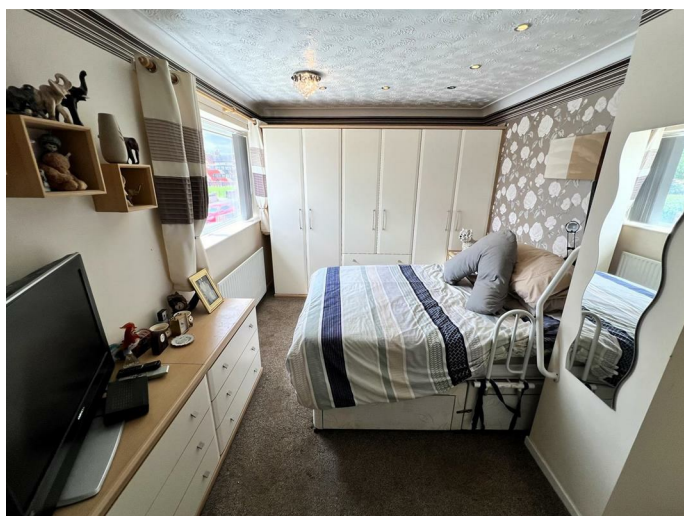
Fitted bedroom furniture comprising: triple wardrobes and triple pull out drawers, three drawer bedside table all in a cream finish with brushed steel handles. Ceiling downlighters, uPVC double glazed window to the front elevation, handy overstairs storage cupboard.

## Bedroom Two

10'9" x 9'11" (3.30m x 3.03m)



Fitted bedroom furniture in a light wood grain effect finish with white handles, comprising: triple wardrobe, two single wardrobes, overbed units, display shelving and built-in dressing table. uPVC double glazed window to the rear, dado rail.



## Wet Room

7'2" x 6'4" (2.19m x 1.95m )



Low flush w.c in white and wall mounted semi pedestal wash hand basin with chrome mixer tap over. Tiled to ceiling height to all walls, chrome heated towel rail and mains shower with fixed and floating shower head in chrome with pull out disabled chair. Ceramic floor tiling, uPVC double glazed frosted window to the side and wall mounted electric extractor fan.

## EXTERIOR

### Front

Having off street concrete parking area, enclosed with

wrought iron fencing and leading to detached garage with up and over door. Further pedestrian timber doorway giving access between the garage and the house. Further timber pedestrian access gate gives access to the front garden. Enclosed with combination of perimeter wall and perimeter fence, laid to lawn with decorative hedging.

### Side

Covered with corrugated plastic and further timber pedestrian access gate gives access to the rear.

### Rear



Fully enclosed with perimeter fence, mainly laid to lawn with herbaceous border. Two built-in storage sheds.

### 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  
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.

### UTILITIES, BROADBAND AND MOBILE COVERAGE

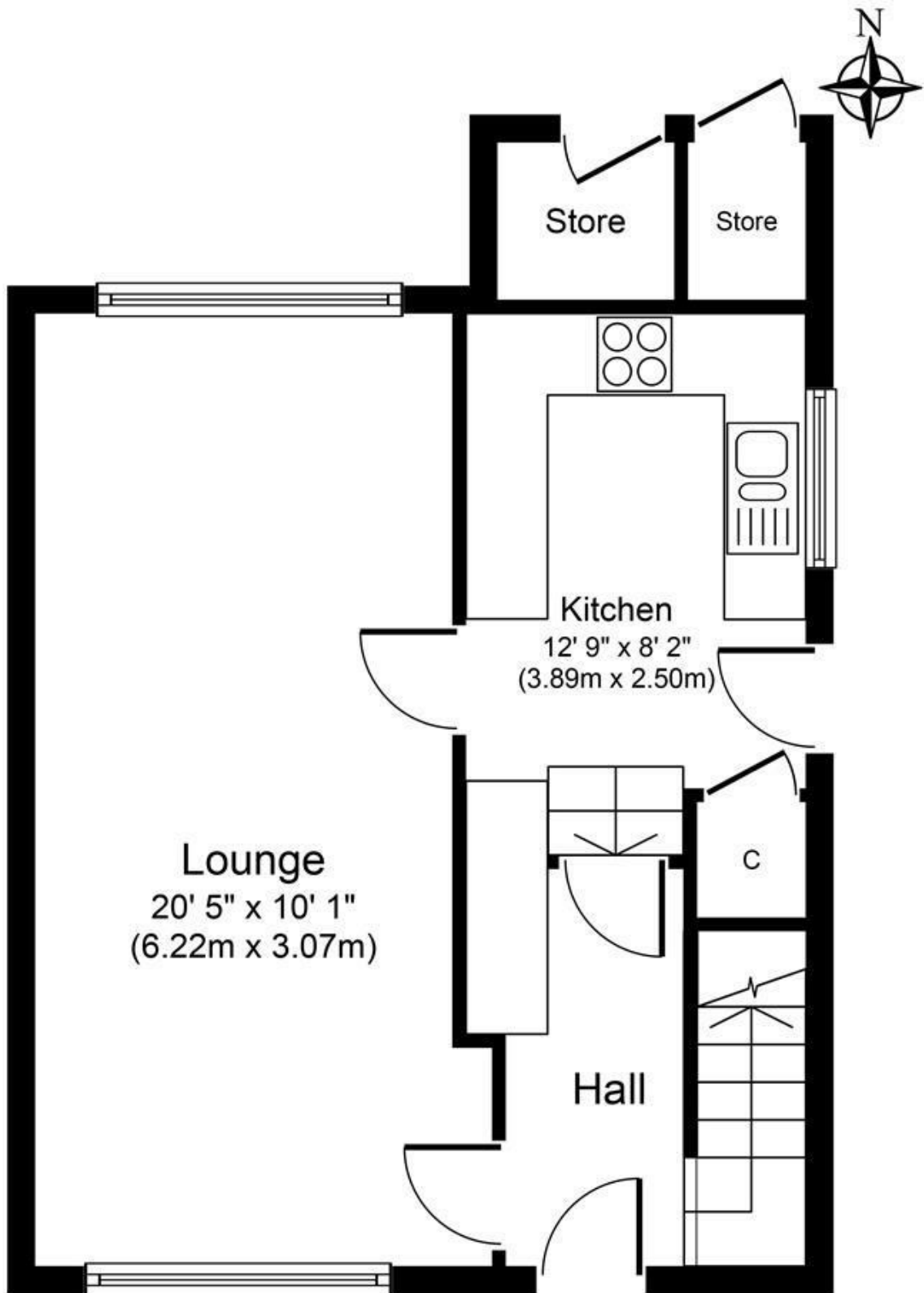
Electricity: MAINS  
Gas: MAINS  
Sewerage: MAINS  
Water: MAINS

Broadband: ULTRAFEST  
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.

### VIEWINGS.

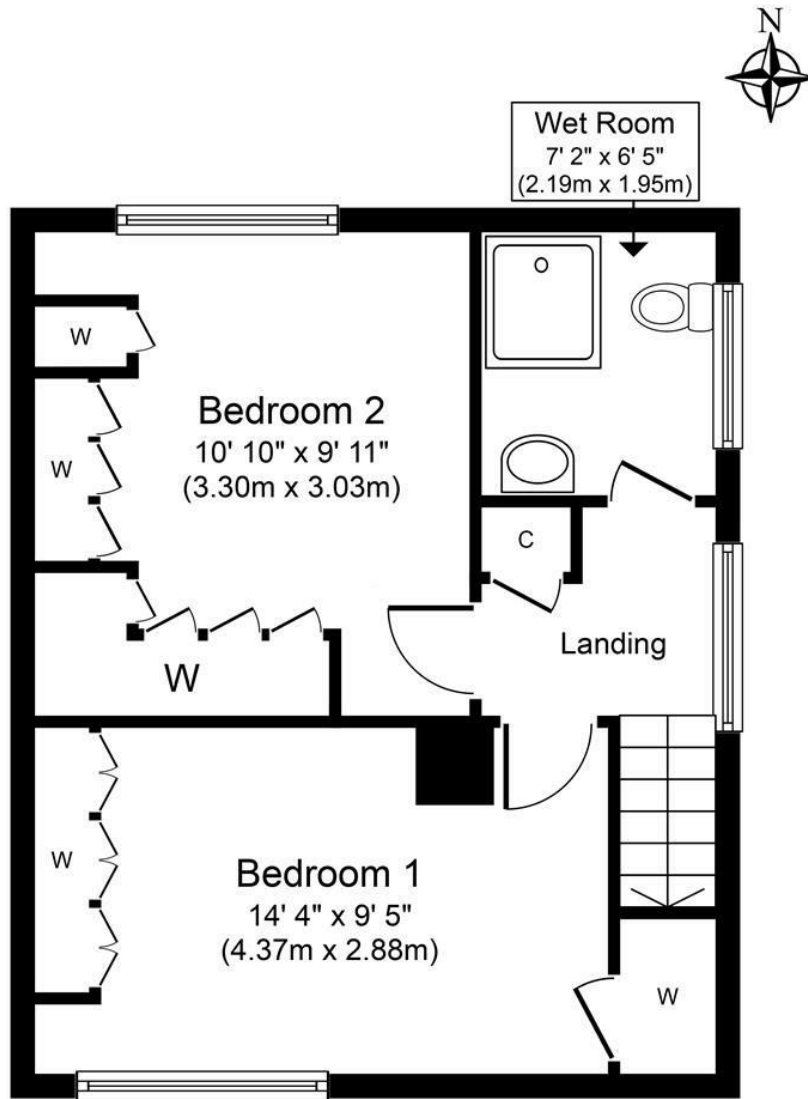
Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some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



**Ground Floor**  
**Approximate Floor Area**  
**459 sq. ft.**  
**(42.6 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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**First Floor**  
Approximate Floor Area  
428 sq. ft.  
(39.7 sq. m.)

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