

Park Row



Lime Tree Avenue, Pontefract, WF8 4AX

Offers Over £130,000



****LOUNGE AND DINING AREAS** MODERN BATHROOM** CLOSE TO LOCAL AMENITIES**** This mid terrace property is situated in Pontefract and briefly comprises: lounge, dining area and breakfast kitchen. To the first floor are two bedrooms and bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF 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

Composite door leading into:

Living Room

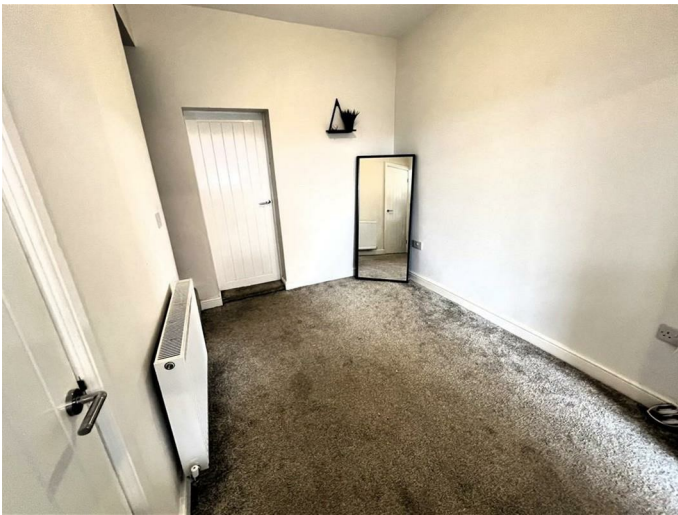
12'2" x 11'10" (3.73m x 3.61m)



UPVC double glazed diamond leaded window to the front elevation, central heating radiator, television point and aperture leading through to:

Dining Area

10'2" x 8'3" (3.12m x 2.54m)



Stairs giving access to the First Floor Accommodation, handy understairs storage cupboard, central heating radiator, smoke alarm and door leading to:

Kitchen

11'3" x 10'7" (3.43m x 3.23m)



Having base and wall units in a pale grey finish with square edge laminated work tops with matching upstands. Single drainer sink in black with matching mixer tap over. Plumbing for automatic washing machine. Four ring electric hob with brushed steel splashback and matching electric extractor over with built-in downlighters and fan assisted electric oven. UPVC double glazed diamond leaded window to the rear elevation, uPVC door with double glazed frosted panel with decorative leadwork giving access to the rear courtyard. Central heating radiator and chrome ceiling downlighters.

FIRST FLOOR ACCOMMODATION

Landing

Built-in storage cupboard with sliding door and doors leading off.

Bedroom One

12'3" x 11'10" (3.75m x 3.63m)



Central heating radiator, uPVC double glazed diamond leaded window to the front elevation.

Bedroom Two

21'6" x 10'11" (6.56m x 3.33m)



Central heating radiator, two uPVC double glazed diamond leaded windows to the rear elevation.

Family

10'3" x 6'0" (3.14m x 1.85m)



Having a modern white suite comprising: panel bath with waterfall chrome mixer taps over and integrated shower attachment with additional mains shower above with fixed and floating shower head in chrome and glass shower screen. Vanity wash hand basin with tiled splashback and storage beneath. Low flush w.c, wall mounted electric extractor fan and chrome heated towel rail ceiling downlighters.

EXTERIOR

Front



Onto pedestrian footpath.

Rear



Fully enclosed with perimeter fence with split level flagged patio area and decorative pebbled area. Outside tap.

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: 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: Ultrafast

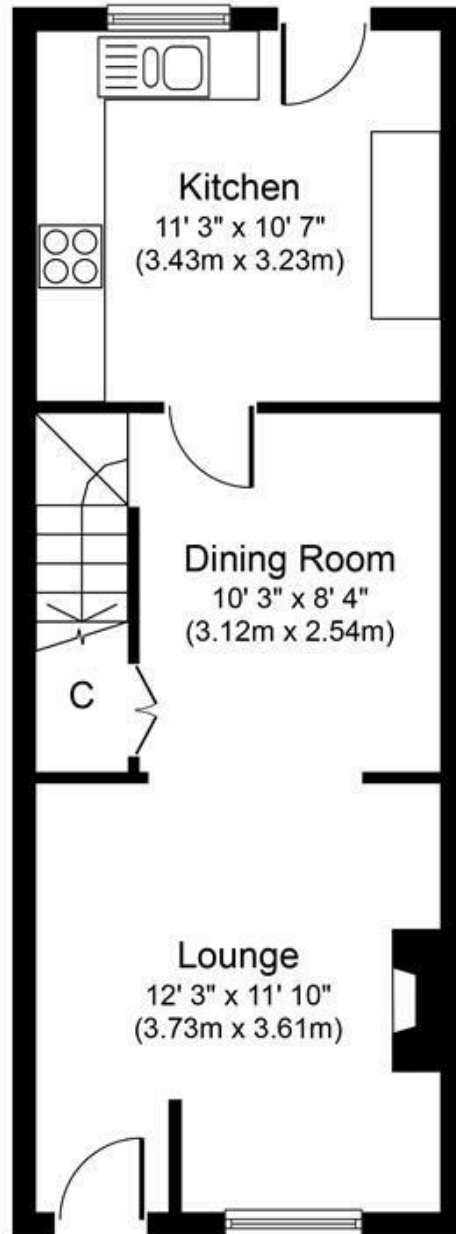
Mobile: 4G

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.

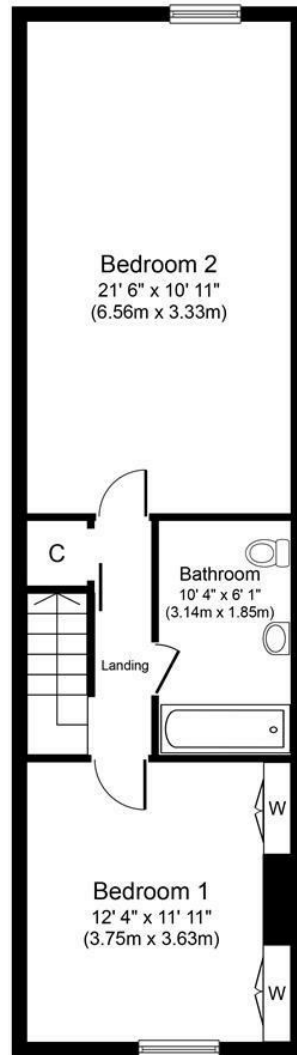
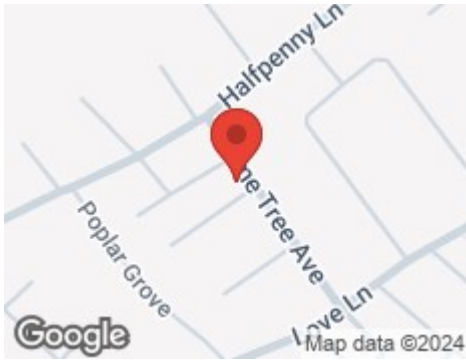
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
390 sq. ft.
(36.2 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
516 sq. ft.
(47.9 sq. m.)

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