Park Row

The proactive estate agent



Lumley Gardens, Castleford, WF10 5GS

Offers Over £220,000

3 | 2 | 1 | C







MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS

Lead In

This spacious and attractive modern three-storey townhouse offers stylish living accommodation, contemporary décor and quality fixtures throughout, making it an ideal purchase for a wide range of buyers. Beautifully presented and ready to move straight into, the property is offered for sale with no onward chain.

A unique feature of the home is the potential for certain furnishings to be included within the sale, subject to negotiation, providing an excellent opportunity for buyers seeking a hassle-free move.

The accommodation briefly comprises a welcoming entrance hall, spacious lounge and a superb kitchen diner positioned to the rear of the property. The kitchen enjoys direct access to the landscaped tiered rear garden, creating a fantastic space for entertaining, relaxing and family living. The garden has been exceptionally well maintained and benefits from a side access pathway leading to the front of the property.

To the upper floors are three generous double bedrooms, with the principal bedroom benefitting from its own en-suite shower room. A spacious family bathroom serves the remaining bedrooms, providing practical accommodation for modern family life.

Externally, the property offers a private driveway providing off-street parking for two vehicles, alongside the beautifully landscaped rear garden.

Ideally situated for access to both Glasshoughton and Castleford town centres, the property is perfectly placed for a wealth of local amenities, highly regarded schools, train stations and excellent motorway connections, making it particularly appealing to commuters and families alike.

Homes of this calibre within such a sought-after location rarely remain available for long. Early viewing is highly recommended to fully appreciate the space, presentation and lifestyle this fantastic home has to offer.

Entrance Porch

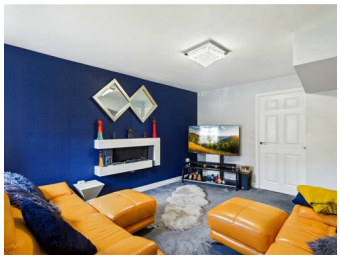
3'8" x 3'8" (1.11 x 1.11)

Access to the living room. Wood effect flooring. Central heated radiator.

Living Room

14'8" x 11'11" (4.47 x 3.62)

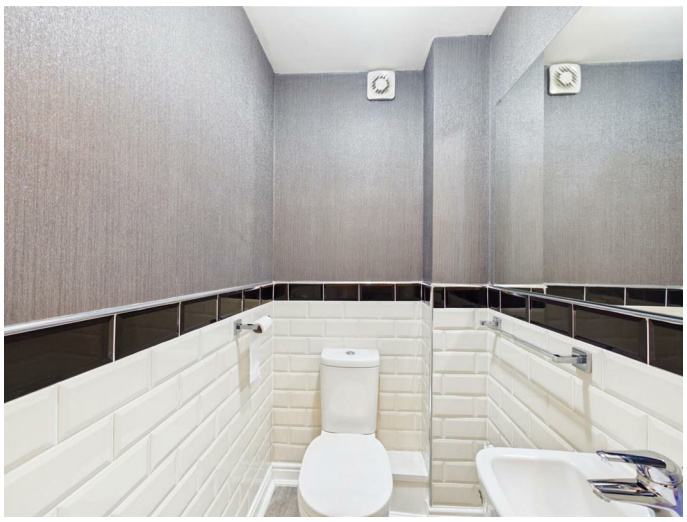




Storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

WC

3'8" x 4'5" (1.13 x 1.34)



WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator.

Kitchen Diner

7'7" x 11'9" (2.30 x 3.57)



Modern range of high and low level kitchen base units with integrated oven, hob, extractor hood and free standing dishwasher. Option to reconnect plumbing for washing machine. Space for fridge / freezer. One and half bowl sink with drainer and chrome tap. UPVC double glazed French doors leading to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Landing

10'5" x 2'11" (3.18 x 0.90)

Access to both bedrooms, house bathroom and the stairs leading to the second floor. Carpeted throughout. Central heated radiator.

Bedroom Two
7'10" x 11'10" (2.38 x 3.61)



Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three
8'11" x 11'9" (2.71 x 3.59)





Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bathroom
7'11" x 5'7" (2.42 x 1.70)



White suite comprising of panel bath with chrome taps, shower screen and shower attachment. Sink with chrome mixer tap. WC with low level flush. Extractor fan. Central heated radiator. UPVC double glazed frosted window to the side elevation.

Bedroom One
12'12" x 8'5" (3.95 x 2.57)



Access to the en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite
4'12" x 11'2" (1.52 x 3.40)



White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Central heated radiator. UPVC double glazed skylight window to the rear elevation.

External









Occupying an attractive end-townhouse position within a modern residential development, the property enjoys a double-width driveway to the front providing convenient off-road parking for two vehicles.
To the rear, the property benefits from a private and enclosed garden designed with ease of maintenance in mind. A raised timber decked seating area directly adjoins the property, providing the perfect space for outdoor dining, entertaining and relaxing. Beyond, the garden is predominantly laid with decorative gravel and features attractive planted borders and established shrubs, creating a pleasant outdoor environment.

HEATING & 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 A 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.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S

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.

OPENING HOUR'S

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

UTILITIES BROADBAND & MOBILE COVERAGE

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.

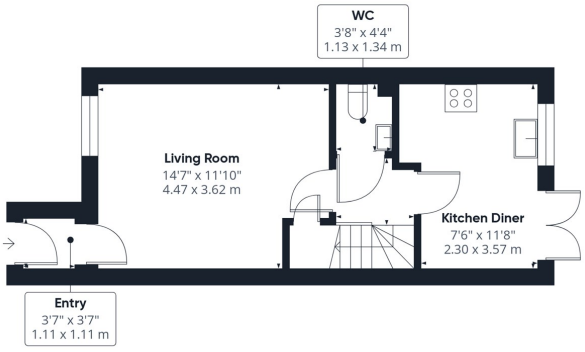
TENURE AND COUNCIL TAX BANDING

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.

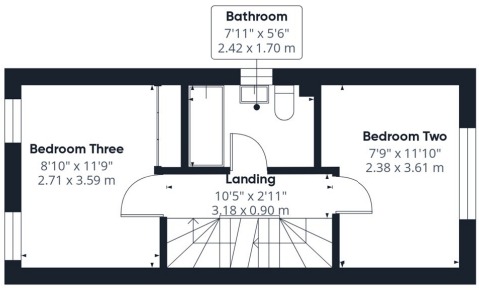




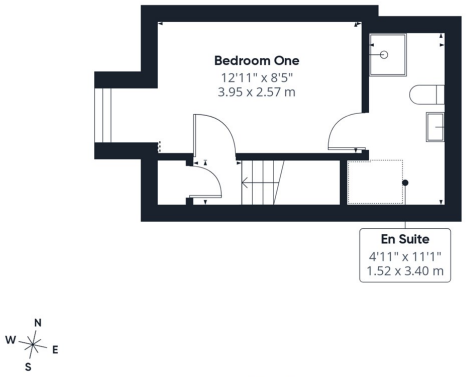




Floor 0



Floor 1



Floor 2

Approximate total area(1)

811 ft²

75.3 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom ····· Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

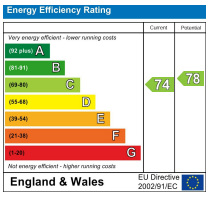
GIRAFFE360

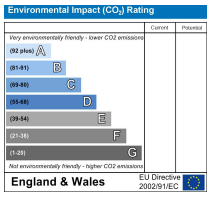
T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk





MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS