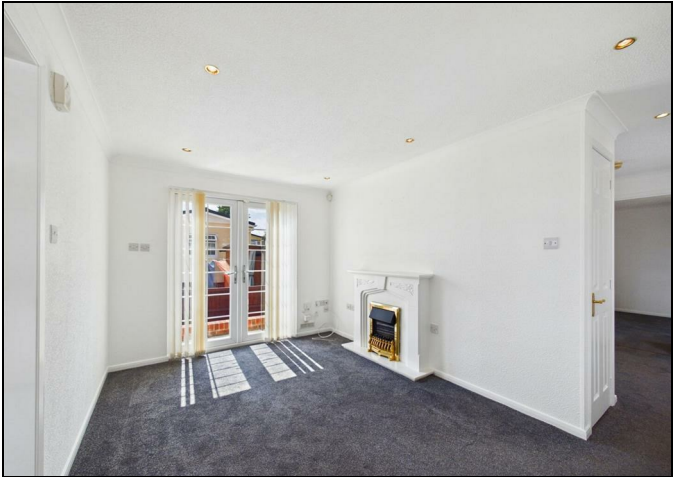


... Your proactive estate agent



West Park Homes, Darrington, Pontefract, WF8 3HY
Offers Over £100,000





Lead In

Situated within the sought-after West Park Homes development in Darrington, this well-presented two bedroom park home offers an excellent opportunity for those looking to enjoy a peaceful and private lifestyle within a secure gated community.

The property is generously proportioned throughout and has been maintained and presented to a high standard, making it ready to move straight into. The accommodation offers a comfortable and practical layout, appealing to a wide range of buyers looking for a quieter way of life without compromising on convenience.

The development is ideally positioned just outside the village of Darrington, with excellent transport links providing easy access to the A1 motorway and surrounding towns and cities. Local shops and village amenities are also within easy reach.

West Park Homes is suitable for residents aged 40 and over, making this an ideal choice for those looking to downsize, enjoy a more relaxed pace of life or retire within a friendly and private residential setting.

The property is offered for sale with NO ONWARD CHAIN, allowing for a straightforward purchase and early viewing is highly recommended.

Hallway

2.81 x 1.53 (9'3" x 5')

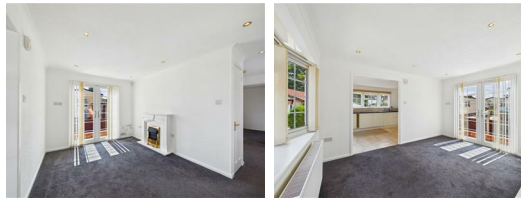
Access to both bedrooms, bathroom and the living room. Carpeted throughout. Central heated radiator.

Living Room

2.76 x 4.04 (9'1" x 13'3")

Access to the kitchen diner. Feature fire with hearth and surround. Carpeted throughout. Central heated radiator.

UPVC double glazed French doors leading to the rear garden. UPVC double glazed bay window to the front elevation.



Kitchen Diner

2.97 x 4.35 (9'9" x 14'3")

A range of high and low level kitchen units. Integrated oven, electric hob and extractor fan. Sink with drainer and chrome taps. Tiled effect flooring. UPVC double glazed windows to the side and front elevations.



Bedroom One

3.25 x 2.81 (10'8" x 9'3")

Access to walk-in wardrobe/storage space. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



Bedroom Two

1.68 x 2.44 (5'6" x 8')

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



Bathroom

1.81 x 2.43 (5'11" x 7'12")

White suite comprising of panel bath with shower screen, chrome taps and mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Full height wall tiling. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.



External

The property enjoys a pleasant position within this popular park home development and benefits from a private driveway providing convenient off-road parking. A low-maintenance frontage with a neatly kept garden area enhances the attractive exterior.

To the rear and side, the property benefits from an enclosed, low-maintenance garden featuring a combination of lawn and paved pathways, providing an ideal space to relax and enjoy the outdoors. Timber fenced boundaries offer a good degree of privacy. The wraparound garden is well maintained and offers easy access around the property, making it an attractive and manageable outdoor space.



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.

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.

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.

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

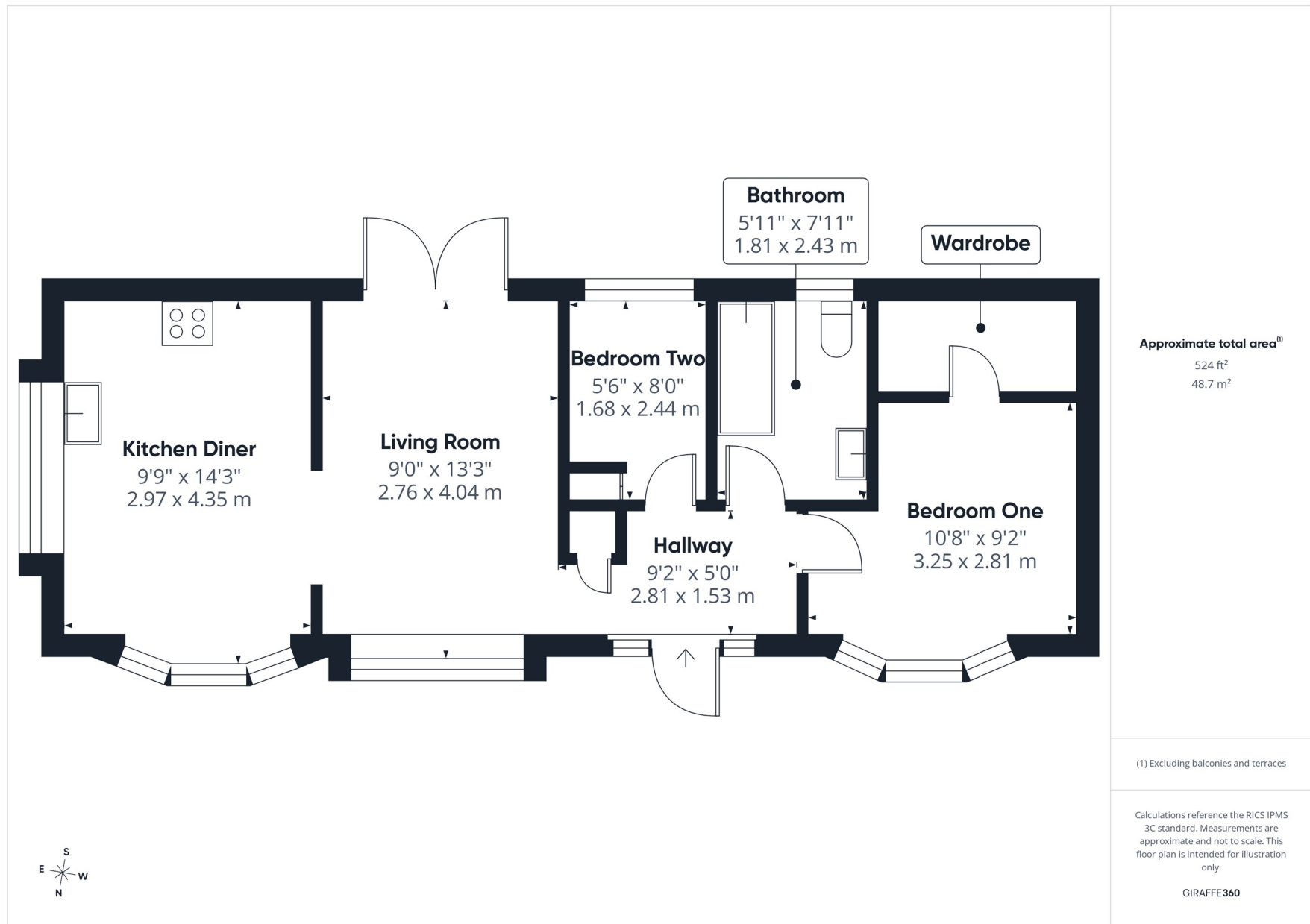
CASTLEFORD - 01977 558480

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.



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