Park Row

The proactive estate agent



King Street, Normanton, WF6 1EP

Offers Over £150,000

2 | 1 | 2 | C







MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS

Lead In

A well-presented two-bedroom mid-terrace property situated on King Street in Normanton, conveniently positioned for the local amenities of the town centre and the neighbouring village of Altofts.

The property is modernly presented throughout and offers well-proportioned accommodation, making it an excellent choice for a range of buyers. The ground floor comprises a separate lounge, separate dining room and fitted kitchen, with access to the rear garden. The rear garden also provides the useful option of off-street parking.

To the first floor are two good-sized bedrooms and a house bathroom.

The property is likely to appeal particularly to first-time buyers, downsizers and investors, offering a practical layout and convenient access to local shops, schools and the wider motorway network. Normanton also benefits from its proximity to the M62, making it well placed for commuting.

Entrance Hall

2'11" x 3'11" (0.89 x 1.20)

Access to the living room, dining room and the stairs leading to the first floor. Carpeted throughout. Central heated radiator.

Living Room

12'2" x 9'7" (3.71 x 2.91)



Feature fire with hearth and surround. Carpeted throughout. UPVC double glazed window to the front elevation.

Dining Room

12'9" x 13' (3.89 x 3.97)



Access to the kitchen. Storage cupboards. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Kitchen

9'5" x 6'9" (2.86 x 2.07)



A range of high and low level kitchen units. Space for fridge / freezer, oven and washing machine. Sink with drainer and mixer tap. Access door leading to the rear garden. UPVC double glazed widow to the rear elevation.

Landing

2'10" x 2'9" (0.87x 0.85)

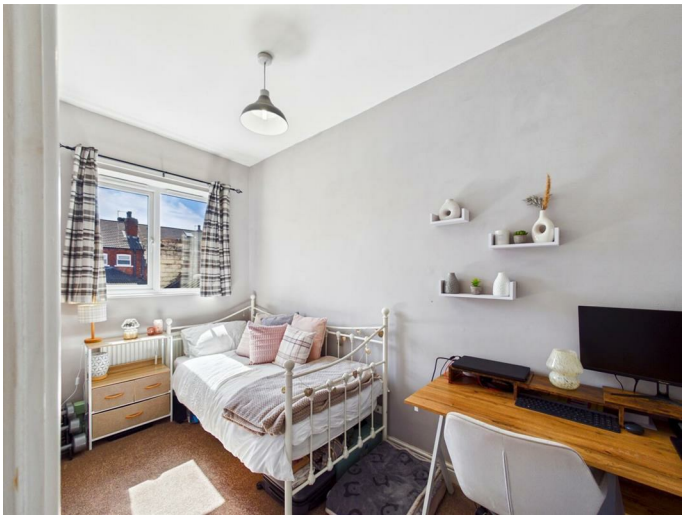
Access to both bedrooms, the house bathroom and loft. Central heated radiator.

Bedroom One
12'3" x 12'10" (3.74 x 3.91)



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

Bedroom Two
12'9" x 6'4" (3.89 x 1.92)



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

Bathroom
8'5" x 6'3" (2.56 x 1.90)



White suite comprising of panel bath with chrome taps, shower screen and mains feed shower. Wash hand basin with chrome taps. WC with low level flush. Extractor fan. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.

External



To the front, the property forms part of an established row of traditional mid-terraced homes, with an attractive brick and rendered façade. A gated pathway leads to the main entrance, with a low-maintenance enclosed frontage bordered by brick walling and mature planting.
To the rear is an enclosed, low-maintenance garden designed with outdoor seating and entertaining in mind. A paved patio sits beneath a timber pergola, complemented by raised planters, decorative stone and established planting. Beyond the patio is a useful hardstanding area, with double timber gates providing access to the rear. Timber fencing and walling enclose the boundaries.

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.

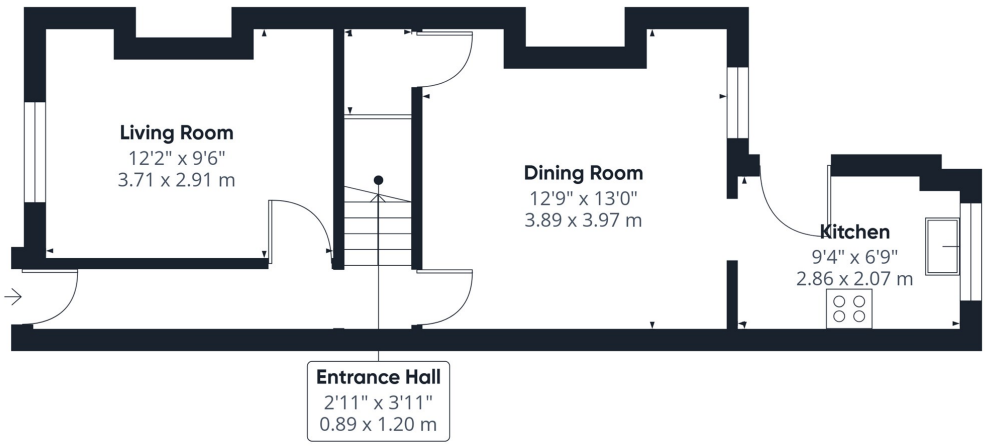
TENURE AND COUNCIL TAX BANDING

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.

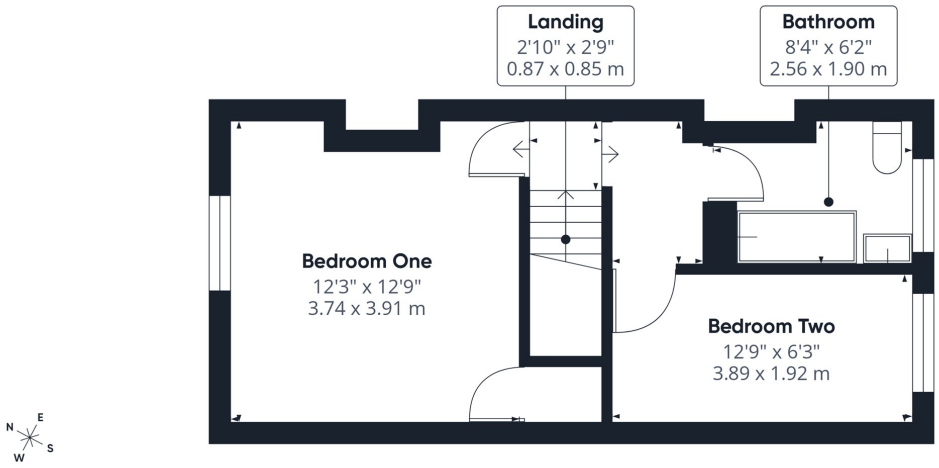








Floor 0



Floor 1

Approximate total area(1)

725 ft²

67.1 m²

(1) Excluding balconies and terraces

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

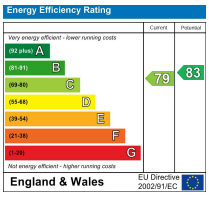
GIRAFFE360

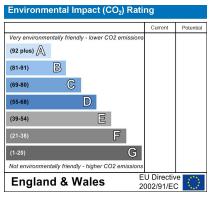
T 01977 791133

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