

# Park Row

The proactive estate agent



**Curlew View, South Elmsall, Pontefract, WF9 2FG**

**£170,000**



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## Lead In

A beautifully presented two double bedroom modern home, situated on a popular newly built development in South Elmsall and finished to an extremely high standard throughout.

This stylish property offers a bright, contemporary interior and is ready to move straight into, making it an excellent choice for first-time buyers, young families, downsizers or anyone looking for a modern, low-maintenance home.

The accommodation is well proportioned throughout, with two generous double bedrooms and modern living spaces designed for everyday life. Externally, the property benefits from a double driveway providing ample off-road parking together with an attractive enclosed rear garden, ideal for relaxing, entertaining and family use.

An additional benefit is the property's solar panels, complementing the energy-efficient qualities expected from a modern home.

Perfectly positioned for access to South Elmsall town centre, the property is within easy reach of local schools, shops, amenities, transport links and motorway networks, making it particularly convenient for commuters.

Combining a beautiful modern interior, two double bedrooms, excellent parking and a great location, this is a home that will appeal to a wide range of buyers. Early viewing is essential to fully appreciate the standard and style of accommodation on offer.

## Entrance Hall

4'1" x 8'7" (1.25 x 2.61)

Access to WC, kitchen and the stairs leading to the first floor. Carpeted throughout. Central heated radiator.

## WC

3'2" x 4'11" (0.96 x 1.51)

WC with low level flush. Wash hand basin with chrome mixer tap. Central heated radiator. UPVC double glazed frosted window to the front elevation.

## Kitchen Diner

11'2" x 14'4" (3.40 x 4.38)



Access to the living room. A modern range of high and low level kitchen units with integrated appliances including oven, hob, extractor hood, washing machine, dishwasher and fridge freezer. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

## Living Room

14'8" x 13'5" (4.48 x 4.09)



Carpeted throughout. Central heated radiator. UPVC double glazed French doors leading to the rear garden.

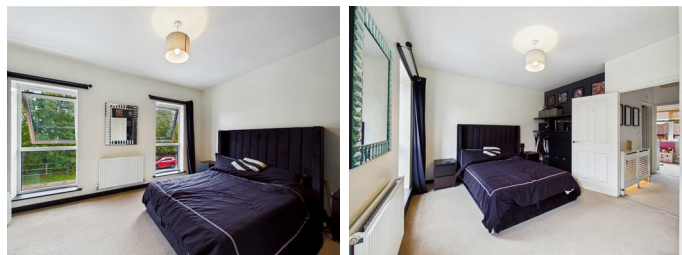
## Landing

3'9" x 8'2" (1.15 x 2.48)

Access to both bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

## Bedroom One

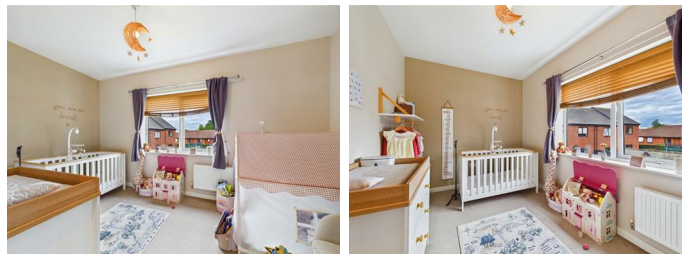
14'8" x 12'8" (4.47 x 3.86)



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

## Bedroom Two

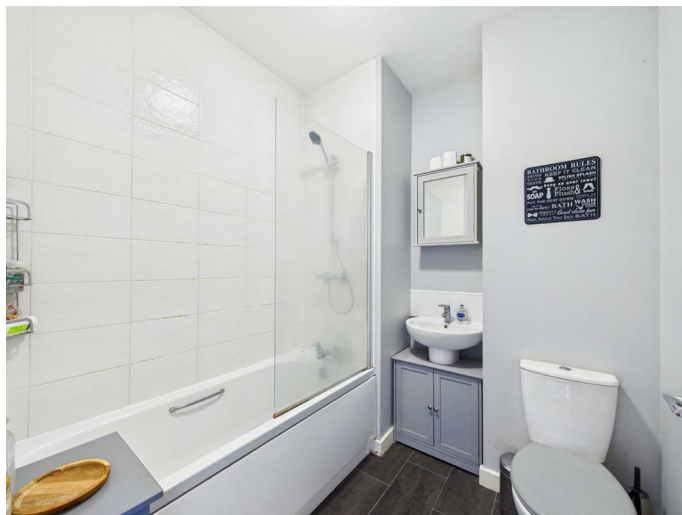
14'8" x 8'4" (4.47 x 2.54)



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

## Bathroom

5'6" x 6'6" (1.68 x 1.99)



White suite comprising of panel bath with shower screen, chrome tap and mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Tiled effect flooring. Central heated radiator.

## External



To the front, the property presents an attractive modern brick-built exterior with a smart and contemporary appearance. A generous double driveway provides convenient off-street parking directly in front of the home.

To the rear is a fully enclosed garden offering a good degree of privacy, with secure fenced boundaries making it ideal for children, pets and outdoor entertaining. The garden is mainly laid to lawn with paved patio areas providing ample space for outdoor seating and dining. The rear elevation also benefits from French doors providing direct access between the home and garden.

## 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.



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Floor 0



Floor 1

**Approximate total area<sup>m</sup>**  
769 ft<sup>2</sup>  
71.4 m<sup>2</sup>

(1) Excluding balconies and terraces

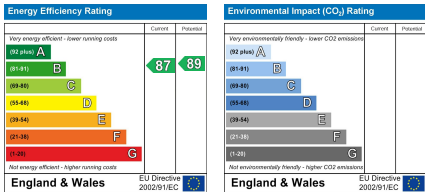
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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