Park Row

The proactive estate agent

High Street, Brotherton, Knottingley, WF11 9EY

£125,000

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CHARMING DUPLEX APARTMENTONE BEDROOM**ENCLOSED REAR YARD**OFF-ROAD PARKING FOR TWO VEHICHLES**PERFECT FOR FIRST-TIME BUYERS**IN SOUGHT AFTER VILLAGE OF BROTHERTON**

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!

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FEDERATION OF INDEPENDENT AGENTS

INTRODUCTION

Nestled in the charming village of Brotherton, this delightful duplex apartment on High Street offers a perfect opportunity for first-time buyers seeking a cosy and convenient home. Spanning an area of 432 square feet, the apartment features a well-appointed reception room that provides a welcoming space for relaxation and entertaining.

The property boasts a comfortable bedroom with features the original wooden beams, ideal for restful nights, and a modern bathroom that caters to all your daily needs. One of the standout features of this apartment is the off-road parking, a valuable asset in this sought-after area, ensuring that you have a secure place for your vehicles.

Living in Brotherton means you can enjoy the tranquillity of village life while still being within easy reach of local amenities and transport links. This duplex apartment is not just a home; it is a gateway to a vibrant community and a lifestyle that many aspire to.

Whether you are looking to take your first step onto the property ladder or seeking a charming retreat, this apartment is a wonderful choice that combines comfort, convenience, and character. Do not miss the chance to make this lovely property your own.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a sage green composite door with obscure double glazed windows within which leads into;

KITCHEN

8'8" x 9'6" (2.66 x 2.91)

Double glazed window to the front elevation, white shaker style wall and base units, laminate worktop, stainless steel drainer sink with a chrome mixer tap over, four ring gas hob with an extractor fan over, tiled back splash, integrated oven, space and plumbing for a free-standing washing machine, space and electrics for a free-standing fridge/freezer, a walk in cupboard with space for storage, a door which leads to the stairs and an internal archway which leads into;

LOUNGE

10'0" x 10'4" (3.07 x 3.17)

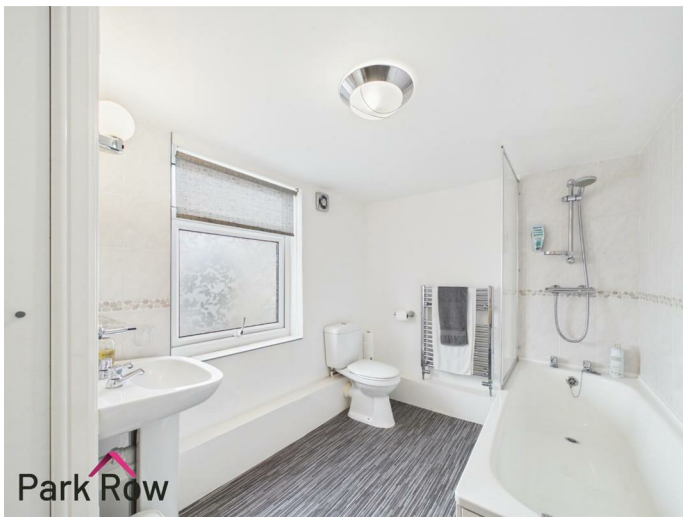
Double glazed window to the rear elevation, central heating radiator and a door with obscure double glazed windows within which leads out to the rear garden.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE
12'4" x 10'11" (3.78 x 3.33)

Double glazed window to the rear elevation, original wooden beams and a central heating radiator.

BATHROOM
6'11" x 9'6" (2.11 x 2.92)



Obscure double glazed window to the front elevation, pedestal hand wash basin, tiled splash back, close-coupled w/c, a cupboard which houses the boiler and hard-wired carbon monoxide detector and smoke detector, two chrome heated towel rails, bath with a fully tiled mains shower over and a glass shower screen.

EXTERIOR

FRONT

Wooden fencing to the front shared garden, wooden shared patio area up to the front door and access to parking.

REAR

Accessed via the door in the lounge, stone tiled area with space for seating, metal canopy offering shade and protection from the elements and wooden fencing to all three sides.

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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 5G

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.

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

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRACT & CASTLEFORD - 01977 791133

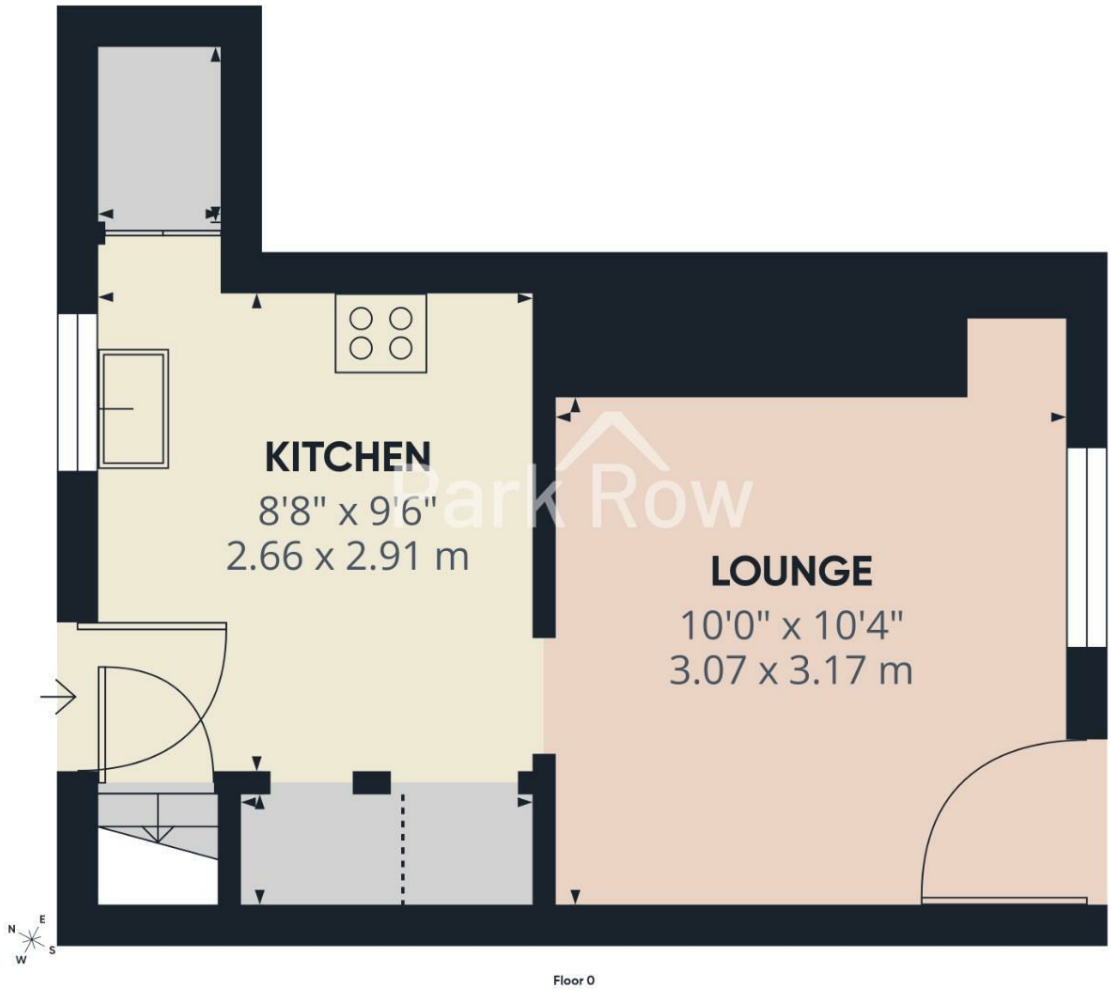
TENURE AND COUNCIL TAX

Tenure: Leasehold
Local Authority: North Yorkshire
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.

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.



Floor 0

Park Row

Approximate total area[1]

230 ft²

21.3 m²

Reduced headroom

7 ft²

0.7 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.

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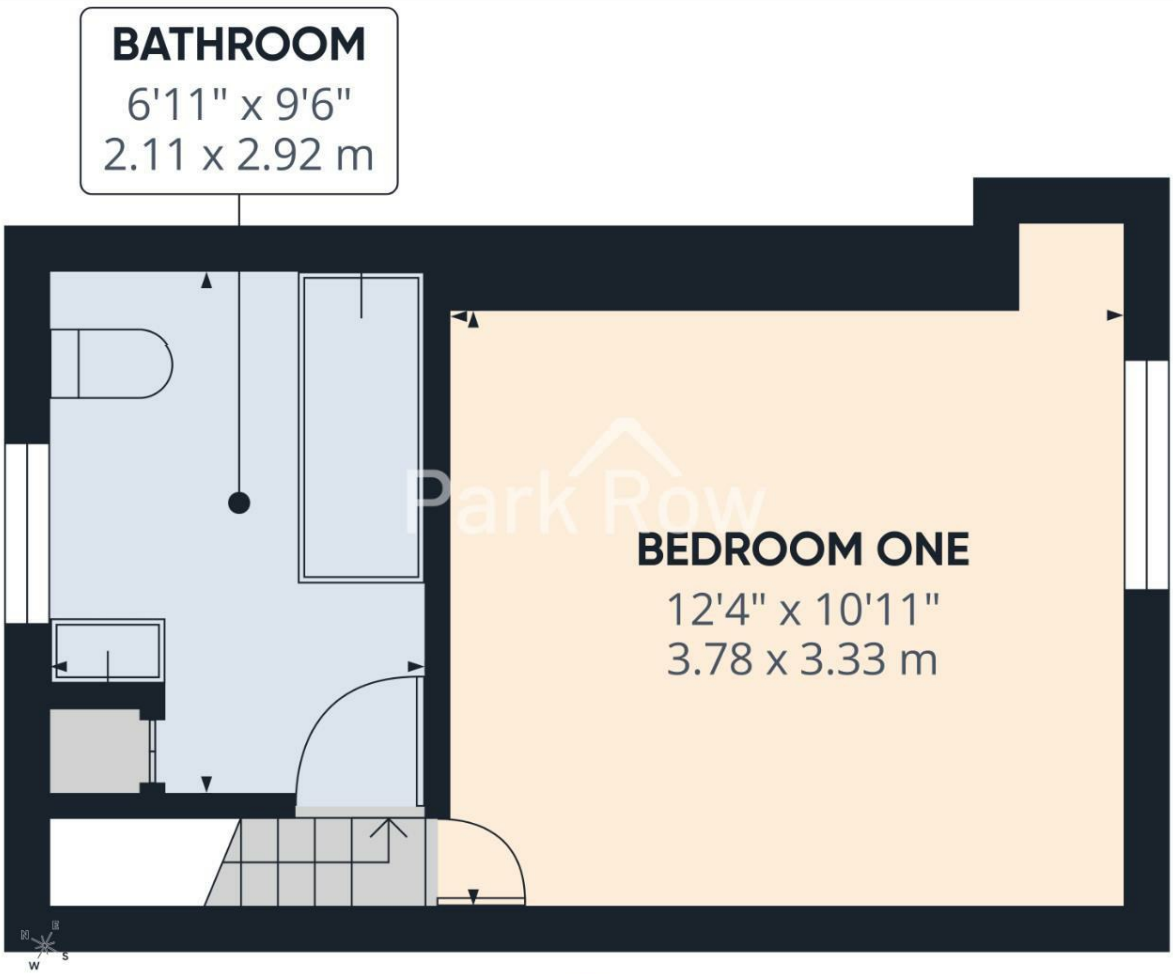

Park Row

Approximate total area(1)

202 ft²

18.7 m²

(1) Excluding balconies and terraces

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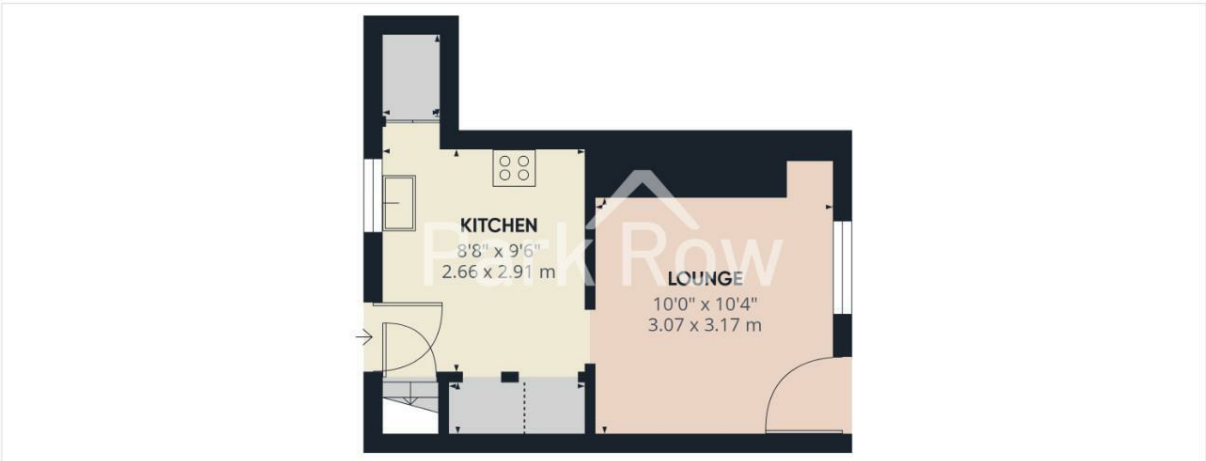

Park Row

Approximate total area[1]

432 ft²
40 m²

Reduced headroom

7 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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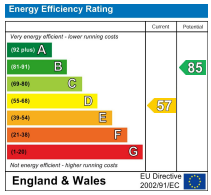

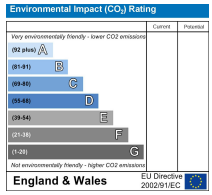

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