

Park Row



Leeds Road, Cutsyke, Castleford, WF10 5ET

£110,000



MID-TERRACED**TWO BEDROOMS**PATIO GARDEN**NO UPWARD CHAIN**EPC RATED C**COUNCIL TAX BAND A - WAKEFIELD COUNCIL

Situated in the popular town of Castleford, this mid terraced property briefly comprises; lounge, kitchen, two bedrooms and a family bathroom. This property also benefits a rear patio garden and is offered with no upward chain.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE, STYLE AND POSITION OF THE PROPERTY ON OFFER. RING US ON 01977 558480 TO BOOK A VIEWING. 'WE OPEN UNTIL 5.30PM MONDAY TO THURSDAY, 5.00PM FRIDAYS, AND 4.00PM SATURDAYS



GROUND FLOOR ACCOMMODATION

ENTRANCE

Entrance is through a white uPVC front door with a crescent shaped glass panel leading into;

LIVING ROOM

12'11" x 12'5" (3.96 x 3.81)



Has a uPVC double glazed window to the front elevation, central heating radiator and door leading into;

KITCHEN

11'2" v 9'11" (3.42 v 3.04)



Has base and wall units in a grey wood effect with stainless steel handles, square edge laminate worktop, stainless steel drainer sink with chrome taps over, four ring electric hob with extractor fan over and electric oven under, space and plumbing for a washing machine, space for a fridge freezer, handy built-in storage cupboard, central heating radiator, uPVC double glazed window to the rear elevation and uPVC door giving access to the rear.

FIRST FLOOR ACCOMMODATION

LANDING

Has doors leading into;

BEDROOM ONE

12'6" x 10'0" (3.83 x 3.05)



Has a uPVC double glazed window to the front elevation and central heating radiator.

BEDROOM TWO

12'5" x 10'0" (3.81 x 3.05)



Has a uPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM

8'9" x 7'11" (2.68 x 2.43)



Has a white suite comprising; close coupled w/c, hand basin with chrome taps over and vanity unit under, corner bath with chrome taps over and central heating radiator.

EXTERIOR

FRONT



Has the entrance to the property from the street.

REAR



Can be accessed from the rear through a wooden pedestrian gate, a wooden vehicular gate or through a uPVC half glazed door where you will step out onto a hardstanding area with space for seating, perimeter wooden fencing to the left hand side and a perimeter dwarf wall to the right hand side..



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.

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.

TENURE AND COUNCIL TAX

The Tenure and Council 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.

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.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 5.30pm

Friday - 9.00am to 5.00pm

Saturday - 9.00am to 4.00pm

Sunday - Closed

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


SELBY - 01757 241124

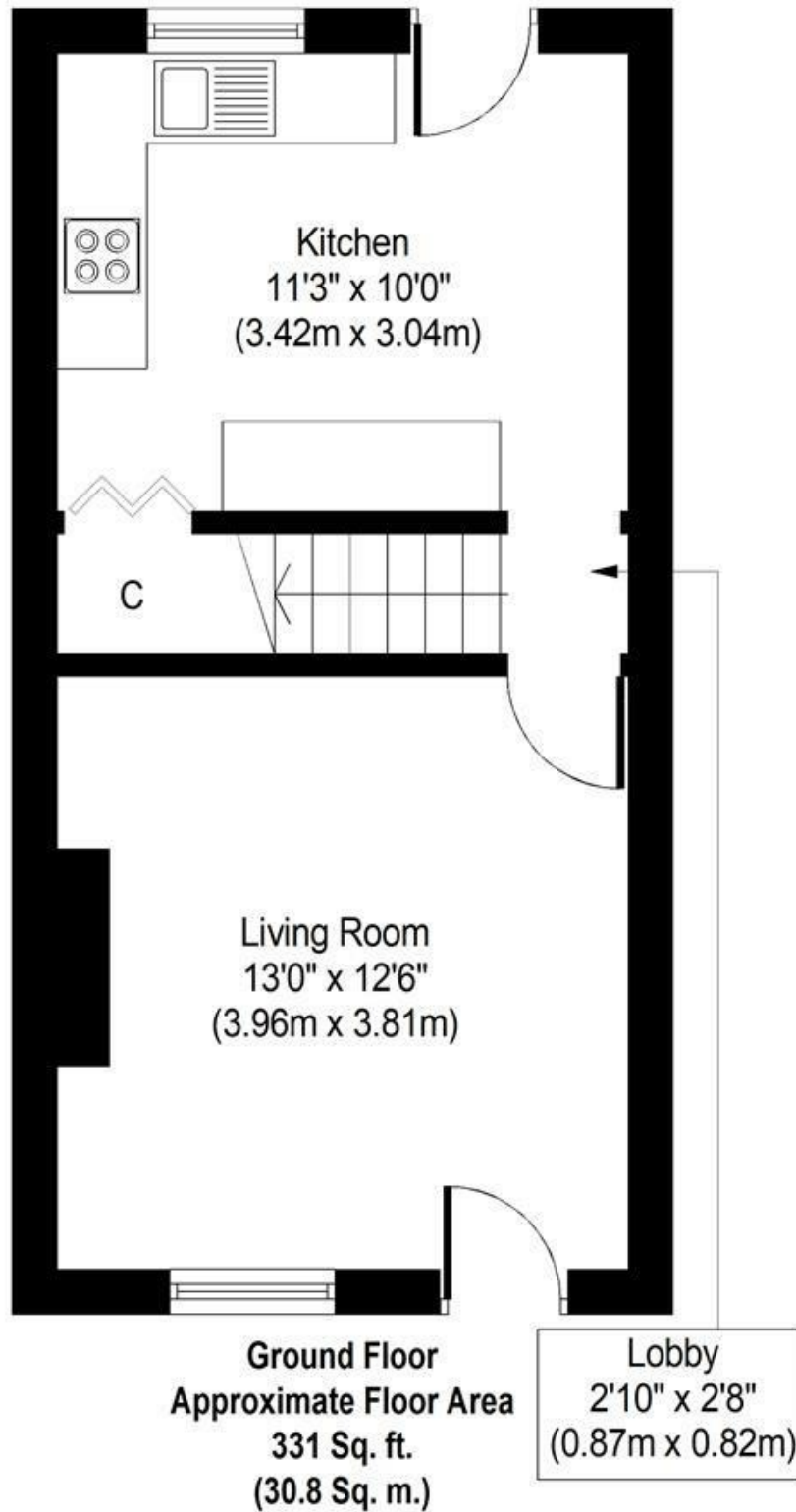
SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

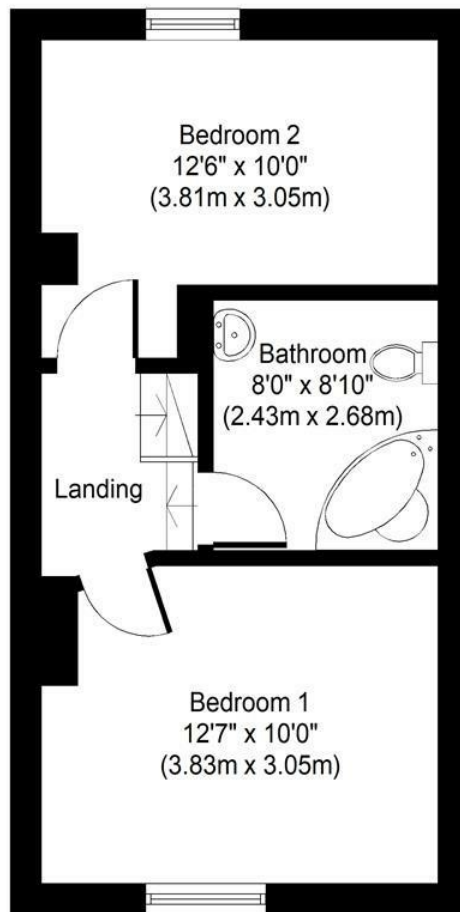
CASTLEFORD - 01977 558480





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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First Floor
Approximate Floor Area
331 Sq. ft.
(30.8 Sq. m.)

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