

# Park Row



**Siskin Way, Allerton Bywater, Castleford, WF10 2GJ**

**£190,000**



**\*\* DOUBLE BEDROOMS \*\* JULIETTE BALCONY \*\*** Situated in the desirable village of Allerton Bywater, this semi-detached home briefly comprises: Hall, Ground Floor w.c, Lounge and Kitchen. To the First Floor: three bedrooms and Bathroom. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION AND SIZE OF THE PROPERTY ON OFFER.**



## GROUND FLOOR ACCOMMODATION

### Entrance

UPVC composite door with frosted panels.

### Hall

Storage cupboard, central heating radiator and stairs leading to First Floor accommodation. Doors leading off.

### Ground Floor w.c

White low flush w.c with chrome fittings and wash hand basin with chrome mixer tap over. Central heating radiator.

### Lounge

15'5" x 11'5" (4.70m x 3.50m)

UPVC double glazed window to the front elevation with double glazed patio doors opening out onto the rear. Television point and central heating radiator.

### Kitchen

9'10" x 9'10" (3.00m x 3.00m)

Range of black base and wall units with brushed chrome bow handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into laminate work surface with matching upstand. Integrated appliances include: four ring brushed steel gas hob with extractor fan over benefitting from downlighting and electric oven. Plumbing for washing machine and cupboard housing central heating boiler. UPVC double glazed window to the rear elevation and central heating radiator.

## FIRST FLOOR ACCOMMODATION

### Landing

UPVC double glazed window to the front elevation and doors leading off.

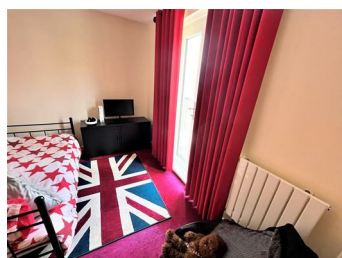
### Bedroom One

15'5" x 11'5" (4.70m x 3.50m)

UPVC double glazed window to the rear elevation. UPVC double glazed floor to ceiling height window to the side elevation, over-stairs storage cupboard and central heating radiator.

### Bedroom Two

10'2" x 10'2" (3.10m x 3.10m)



UPVC double glazed 'French' style doors opening onto 'Juliette' balcony and central heating radiator.

### Bedroom Three

10'5" x 7'10" (3.20m x 2.40m)

UPVC double glazed window to the rear elevation and central heating radiator.

### Bathroom

6'10" x 6'10" (2.10m x 2.10m)

White panel bath with chrome taps over and further chrome shower. This room is tiled to ceiling height. White low flush w.c with chrome fittings and pedestal wash hand basin with chrome taps over and tiled splashback. UPVC double glazed frosted window to the rear elevation, extractor fan and central heating radiator.

## EXTERIOR

### Front

Storm porch and outside light. Flagged pathway leading away from the property with decorative stone borders to each side with decorative edging. Allocated parking for two vehicles to the side of the property with timber pedestrian access gate to the side of the property giving access into:

### Rear

The Rear is predominately laid to lawn with artificial turf with flagged patio area and decorative hardstanding boarders. The boundaries are defined by timber fence and posts.

### Tenure: Freehold

### Local Authority: Leeds Council

Tax Banding: B

## TENURE, LOCAL AUTHORITY AND 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.


## 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.

## 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

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

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122


PONTEFRACT - 01977 791133

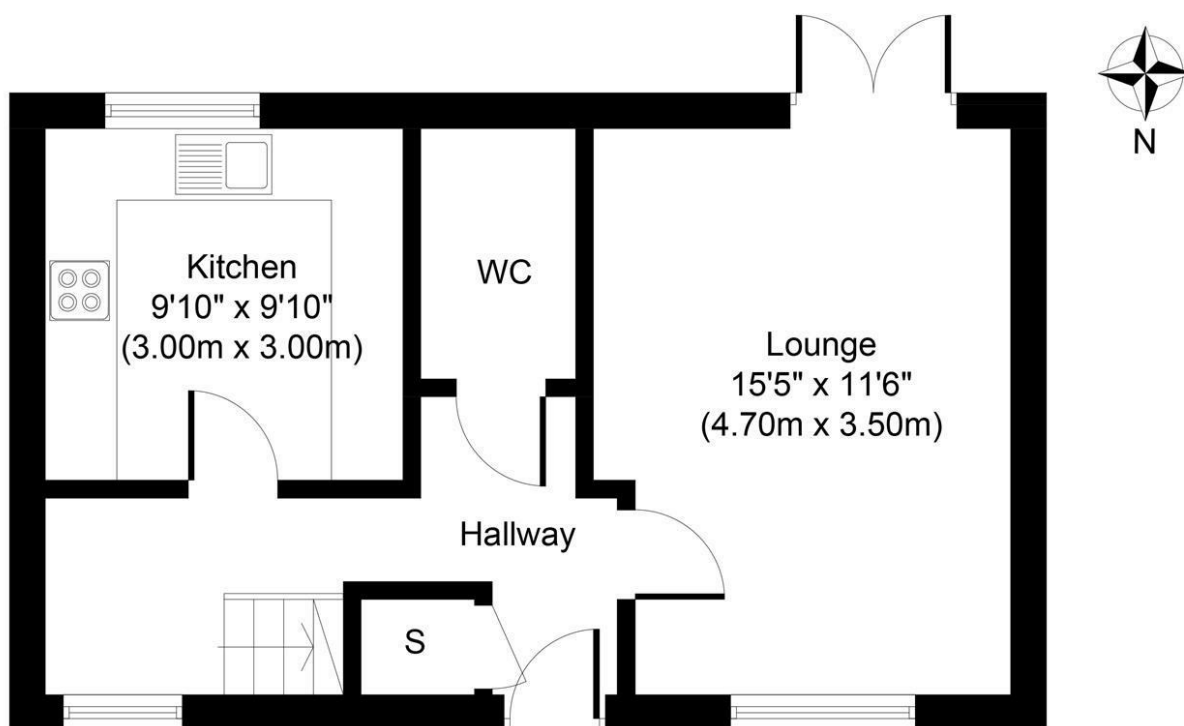
CASTLEFORD - 01977 558480

## 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.

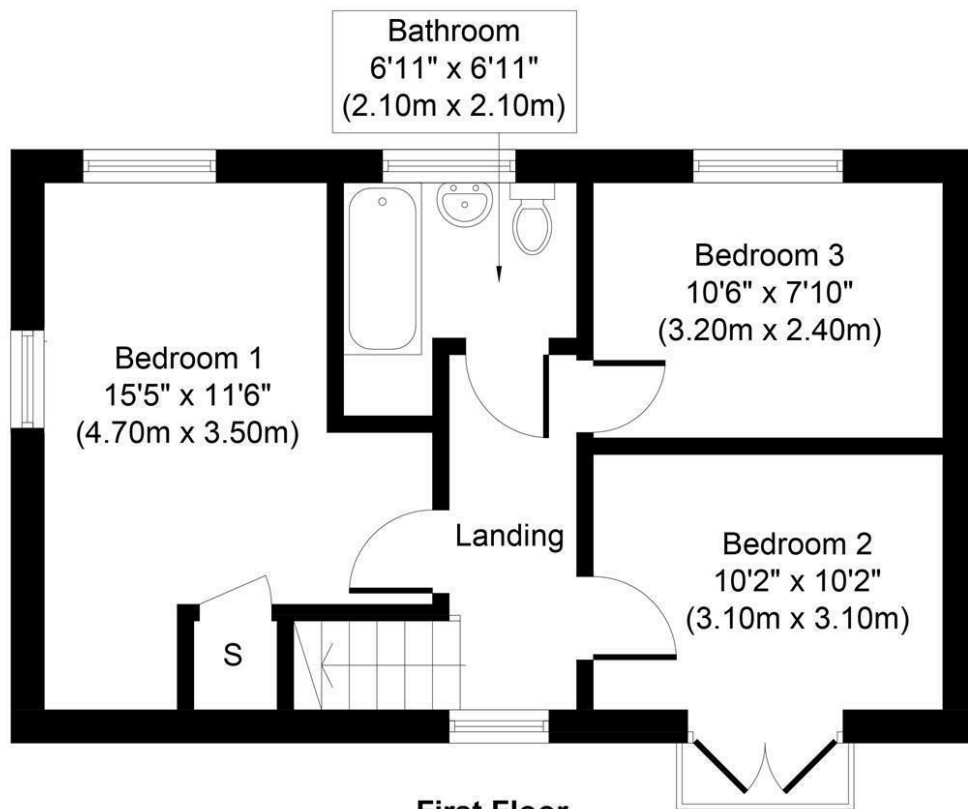




**Ground Floor**  
**Approximate Floor Area**  
**414 Sq. ft.**  
**(38.5 Sq. m.)**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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**  
**414 Sq. ft.**  
**(38.5 Sq. m.)**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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