

Park Row



Lumley Street, Castleford, WF10 5LU

Offers In Excess Of £425,000



****DETACHED EXTENDED**FIVE BEDROOMS**DETACHED GARAGE**DRIVEWAY FOR MULTIPLE VEHICLES**FRONT/REAR GARDENS**NO UPWARD CHAIN**CCTV AND ALARM SYSTEM TO THE HOME AND GARAGE**EN-SUITE/WALK IN WARDROBE TO MASTER**BEAUTIFULLY PRESENTED THROUGHOUT**SOUGHT AFTER STREET LOCATION**SPACIOUS OPEN PLAN KITCHEN/DINING/LIVING**EPC RATING D**COUNCIL TAX BAND C - WAKEFIELD COUNCIL****

Situated in the popular town of Castleford on a sought after street location, this beautifully presented detached property briefly comprises; entrance hallway, lounge, downstairs w/c, modern open plan kitchen/dining/living, five bedrooms, en-suite/walk in wardrobe to master bedroom, family bathroom, detached garage, spacious front/rear gardens, driveway for multiple vehicles, modern presentation throughout, EPC rating TBC, Council tax band C - Wakefield Council and is presented with no upward chain!!! VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE 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 uPVC door with two decorative glass panels inserted with also two stained glass panels either side along with a crescent shaped stained glass panel above leading into;

ENTRANCE HALLWAY

Has stairs leading up to first floor accommodation with wooden balustrades and spindles, decorative panelling to the walls, burglar alarm/cctv system, decorative central heating radiator and wooden internal doors leading into;

LOUNGE

12'8" x 11'2" (3.88 x 3.41)

Has a uPVC bay-style double glazed window with stained glass panels above to the front elevation, curved window surrounding the bay-style window, panelling to the feature wall.

HALLWAY

Has a door leading into under-stairs storage and further internal doors leading into;

SECOND HALLWAY

13'9" x 2'7" (4.21 x 0.81)

Has a uPVC door with decorative panel inserts leading out to the side of the property, uPVC double glazed windows either side of the side door, uPVC stained and frosted glass window to the front elevation with all windows bringing in large amounts of natural light, central heating radiator and a further internal door leading into;

DOWNSTAIRS W/C

4'0" x 2'7" (1.22 x 0.81)

Has an obscure glass uPVC double glazed window to the side elevation and a white suite comprising; close coupled w/c, hand basin sat on top of the w/c unit with chrome taps over and a central heating radiator.

KITCHEN/DINING /LIVING

26'2" x 16'9" (7.98 x 5.13)

The kitchen/dining/living area is set across a gorgeous open plan design making it the perfect space to enjoy time with friends/family and has wooden flooring throughout and also spotlights to the ceiling.

The kitchen area has wall and base units with a handle less design and a light grey gloss finish, integral double fridge, integral double freezer, integral washing machine, five ring gas hob with extractor fan over and a dark grey glass splashback, integral double oven, an island in a dark grey gloss finish with a wine rack built in, dark grey one and a half stainless steel drainer sink with chrome taps over inset within the worktop of the island, integral wine cooler inside the island and an integral dishwasher inside the island. The dining area has further floor to ceiling units with a

handle less design in a light grey gloss finish making it the perfect space for storage and also has space for a 6 seated dining table.

The lounge has space for a sofa, television points to the wall and also aluminium four panel double glazed bi-fold doors giving access to the rear garden and letting in large amounts of natural light to the space.

FIRST FLOOR ACCOMMODATION

LANDING

Has a uPVC double glazed frosted window with stained glass inserts to the left hand side elevation, stairs leading up to second floor accommodation and further internal doors leading into;

MASTER SUITE

14'5" x 13'11" (4.41 x 4.25)

Has a uPVC double glazed window to the rear elevation, central heating radiator and internal doors leading into;

EN-SUITE TO MASTER

6'2" x 6'1" (1.88 x 1.86)

Has an obscure glass uPVC double glazed window to the side elevation and a white suite comprising; full width walk in shower with two mains waterfall head attachments to the wall and a glass shower screen, close coupled w/c with concealed cistern and push button flush set within a wooden effect vanity unit, hand basin with chrome taps over sat on top of the same wooden effect vanity unit with storage underneath, LED mirror vanity unit to wall, fully tiled in the shower area and spotlights to ceiling.

WALK IN WARDROBE

6'10" x 5'3" (2.09 x 1.62)

Has automatic lighting top ceiling and also built in open door storage units surrounding.

BEDROOM THREE

11'2" x 11'2" (3.42 x 3.42)

Has three uPVC double glazed windows to the front elevation, built in open wardrobes, built in desk to the wall, open archway into under stairs storage and a central heating radiator.

BEDROOM FIVE

7'1" x 6'7" (2.16 x 2.03)

Has two uPVC double glazed windows to the front elevation, floor to ceiling built in unit in a white shaker style finish, built in desk unit, built in wall units in a white shaker style finish and a central heating radiator.

FAMILY BATHROOM

9'9" x 8'4" (2.98 x 2.56)

Has two obscure glass uPVC double glazed windows to the side elevation, close coupled w/c, freestanding square shower enclosure with mains attached to the wall and glass surrounding shower screens, panel bath with chrome taps over, hand basin sat onto of a white gloss vanity unit with storage, mirrored vanity unit to the wall, Victorian style heated towel rail, half tiled around all walls, fully tiled floor to ceiling around the shower and also LED automatic lighting to the ceiling.

SECOND FLOOR ACCOMMODATION

LANDING

Has a uPVC double glazed window to the side elevation and further doors leading into;

BEDROOM TWO

22'10" x 14'7" (6.98 x 4.46)

Has two Velux-style double glazed windows to both side elevations, uPVC double glazed window to the rear elevation, two built in storage cupboards with white wooden doors, built in wardrobe units with white wooden doors, two steps down to the main bedroom area, central heating radiator and spotlights to ceiling.

BEDROOM FOUR

11'4" x 8'4" (3.47 x 2.56)

Has a uPVC double glazed window to the side elevation, natural wooden beams to the ceiling, open archway leading into wardrobe and a central heating radiator.

EXTERIOR

FRONT

To the front of the property there is a brick built wall, to the left hand side there is a driveway which leads to the entrance and the garage which has space for multiple vehicles, perimeter wooden fencing to both sides and the rest is mainly laid to lawn.

SIDE

To the left hand side of the property there is a metal vehicle access gate giving access to the garage, door leading into the side of the property and also it gives access to the rear garden.

GARAGE

Has an up and over door, houses the security system and has power/lighting.

OUTBUILDING

Has a wooden door for access and also houses the combi-boiler.

REAR

98'5" (30m)

Can be accessed from the side of the property or through the bi-fold doors in the kitchen/dining/living where you will step out onto; two steps down to a spacious paved patio area with decorative block paved circle inserts, curved decorative border to the left hand side with decorative stones and planters, a further step down onto the garden area, a further paved area with space for seating, perimeter hedging to both sides, perimeter wooden fence to the bottom and the rest is mainly laid to lawn.

The bottom of the rear garden beyond the goal post is being sold separately and cannot be purchased.

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.

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.

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.

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.

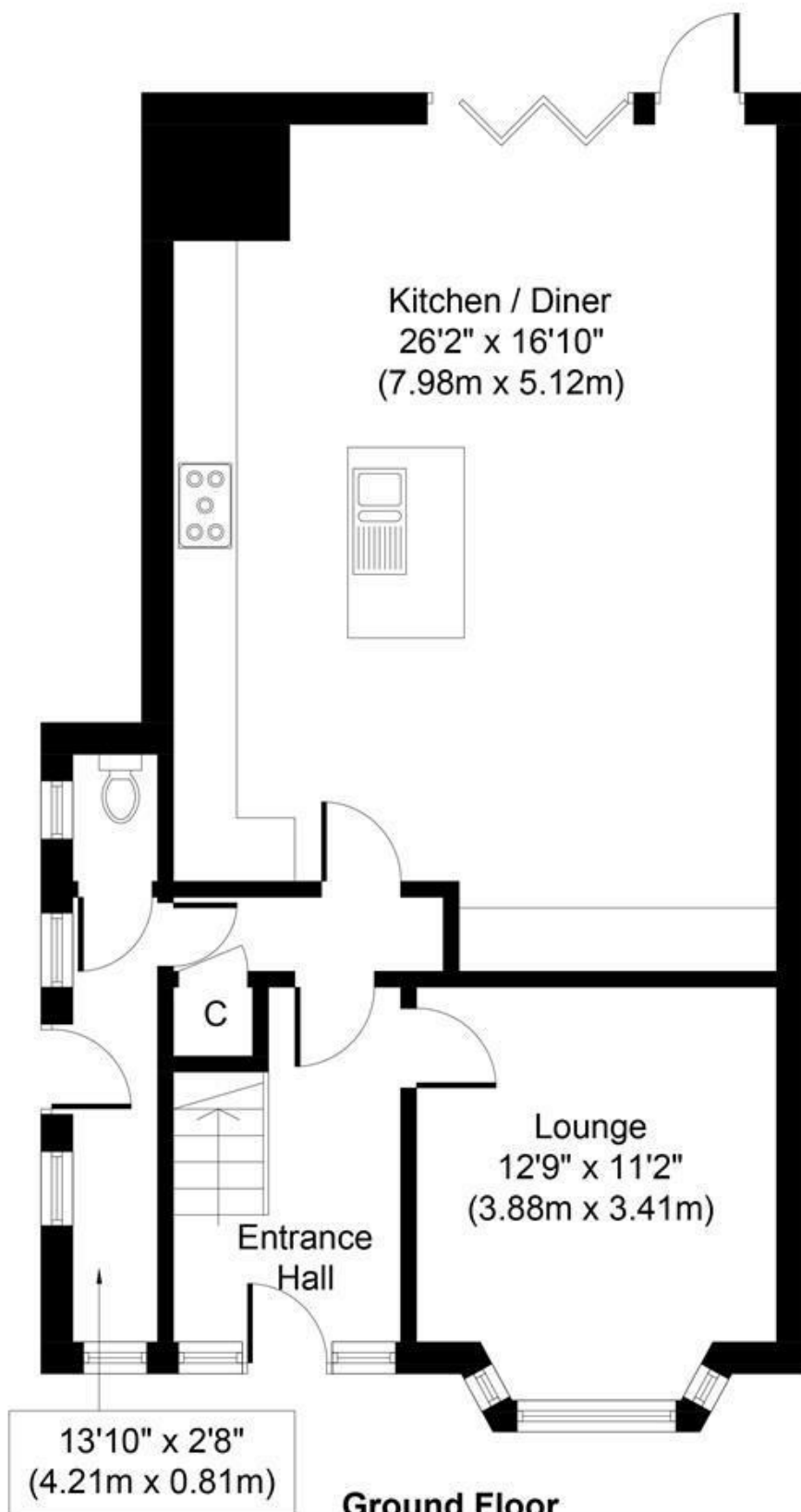
OPENING HOURS

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

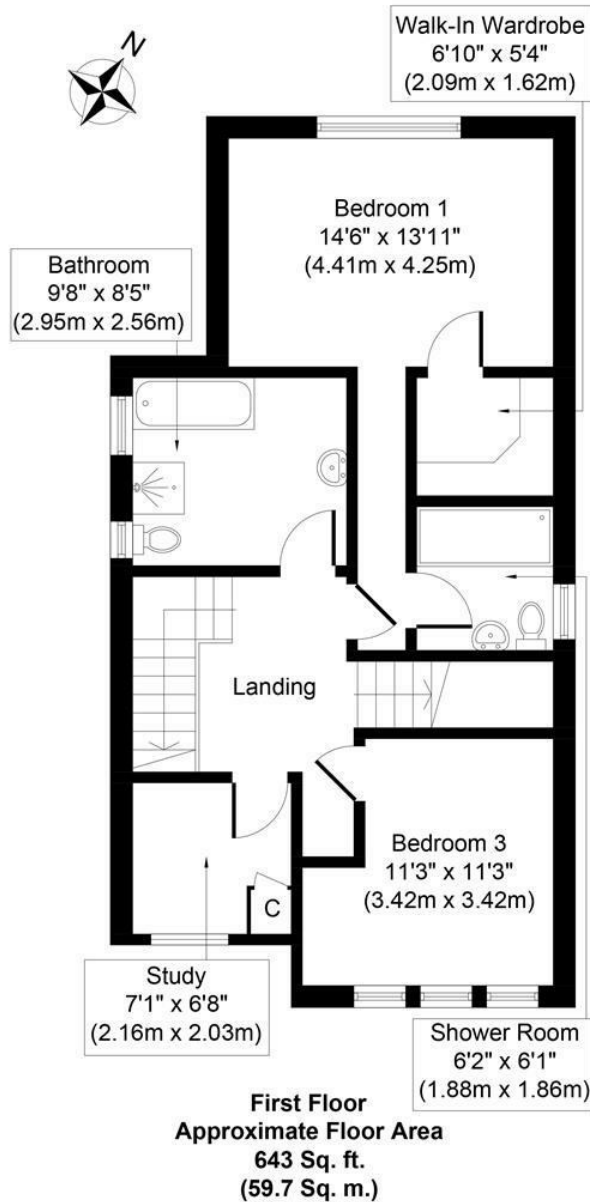




Ground Floor
Approximate Floor Area
774 Sq. ft.
(71.9 Sq. m.)

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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