

# Park Row



**Westfield Avenue, Castleford, WF10 5JJ**

**Offers Over £90,000**



**\*\*SEMI-DETACHED\*\*TWO DOUBLE BEDROOMS\*\*OFF STREET PARKING\*\*GARAGE\*\*GARDENS\*\*NO UPWARD CHAIN\*\*PERFECT FOR INVESTORS\*\*IN NEED OF MODERNISATION\*\*LOTS OF POTENTIAL\*\*GREAT SIZED PLOT\*\*EPC RATING D\*COUNCIL TAX BAND A\*\***  
Situating in the popular town of Castleford, this semi-detached property is perfect for investors as it is in need of modernisation however has potential to be an amazing property as it is on a great sized plot and it briefly comprises; two porches to the front and rear elevation, lounge, kitchen, two double bedrooms, family bathroom, space for off street parking, garage, both front/rear gardens and is offered 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 2.00PM SATURDAYS





## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Entrance is through a wooden door with two decorative glass panel inserts and two decorative glazed panels either side leading into;

### FRONT PORCH

Has two wooden glazed windows to both side elevation and an internal door leading into;

### ENTRANCE HALLWAY

Has stairs leading up to first floor accommodation, central heating radiator and an internal door leading into;

### LOUNGE

12'2" x 11'0" (3.71 x 3.37)

Has a uPVC double glazed window to the front elevation, Has a fireplace with a white stone-effect surround, built in cupboard with a white-stone affect front and a white wooden door, television points, telephone points. central heating radiator and an internal double doors leading into;

### KITCHEN

14'2" x 12'2" (4.32 x 3.71)

Has a uPVC double glazed window to the rear elevation, uPVC single glazed window to the side elevation, constantia style door leading to a pantry cupboard, tiled splashback, wall and base units in a mixture of black/white wood, roll-edge laminate worktop, single stainless steel drainer sink with chrome taps over and a wooden door with a decorative glass insert leading into;

### REAR PORCH

Has wooden glazed windows to the rear and side elevation and also has a wooden door giving access to the rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Has loft access and doors leading into;

### BEDROOM ONE

11'10" x 11'0" (3.62 x 3.36)

Has a uPVC double glazed window to the front elevation, central heating radiator and a door leading into an over-stairs storage cupboard.

### BEDROOM TWO

11'11" x 9'8" (3.65 x 2.95)

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

### FAMILY BATHROOM

9'4" x 4'2" (2.87 x 1.29)

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

## EXTERIOR

## FRONT

To the front of the property there is a black metal vehicle access gate, a black metal pedestrian access gate, space to the front of the property with space for parking for multiple vehicles, plenty of mature conifers and trees and entrance to the front of the property.

## SIDE

To the left hand side of the property there is a paved pedestrian pathway leading to the back of the property, plenty of mature shrubs and trees and the rest is mainly laid to lawn.,

## REAR

Can be accessed from the front of the property down the side or through the door in the kitchen where you will step out onto; a concrete area with multiple spaces for seating, access to the outbuilding, access to the garage, plenty of mature trees/bushes which create lots of privacy, perimeter bush to the rear elevation and the rest is mainly laid to lawn.

## GARAGE

Can be accessed from the rear garden, has a blue up and over door and is a great space for storage.

## OUTBUILDING

Can be accessed form the rear garden, has a wooden entrance door and is a great space for storage.

## 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

CALLS ANSWERED :

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

Friday - 9.00am to 5.00pm

Saturday - 9.00am to 2.00pm

Sunday - CLOSED

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

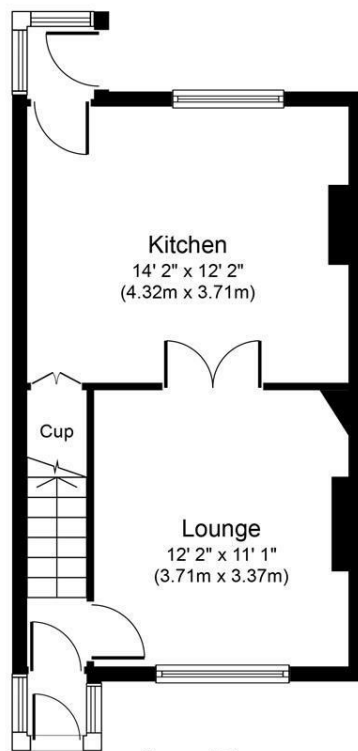
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

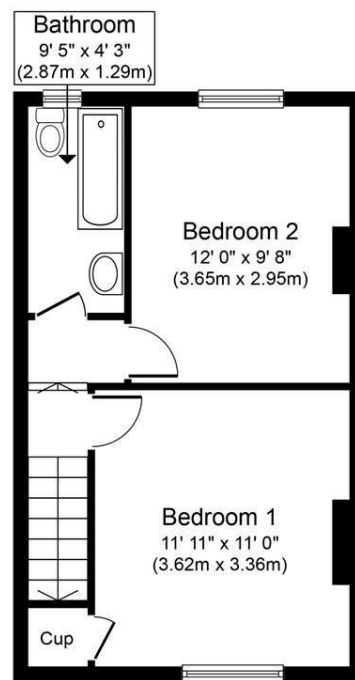
GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**368 sq. ft.**  
**(34.2 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**350 sq. ft.**  
**(32.5 sq. m.)**

**Approx. Gross Internal Floor Area 718 sq. ft. (66.7 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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