

# Park Row



**Station Lane, Featherstone, Pontefract, WF7 5BJ**

**Offers Over £150,000**

An opportunity to buy a freehold shop with two self contained flats above. The flats are currently grossing £10,200 per year and there is scope to convert the shop into a further flat or rent it out separately. Both flats have recently had the central heating boilers replaced and the flat roofs have been replaced and are under warranty.





## GROUND FLOOR ACCOMMODATION

### ENTRANCE

uPVC doors leads into shop.

### SHOP

19'4" x 14'4" (5.90m x 4.39m)



### ROOM TWO

14'5" x 14'0" (4.40m x 4.27m)

Currently used as office and storage area to main shop.

### GROUND FLOOR W.C

7'1" x 5'1" (2.17m x 1.57m)



With white close coupled w.c. and white wash hand basin.  
There is potential here to add a shower or bath.

## SHOP KITCHEN

7'9" x 7'5" (2.37m x 2.27m)



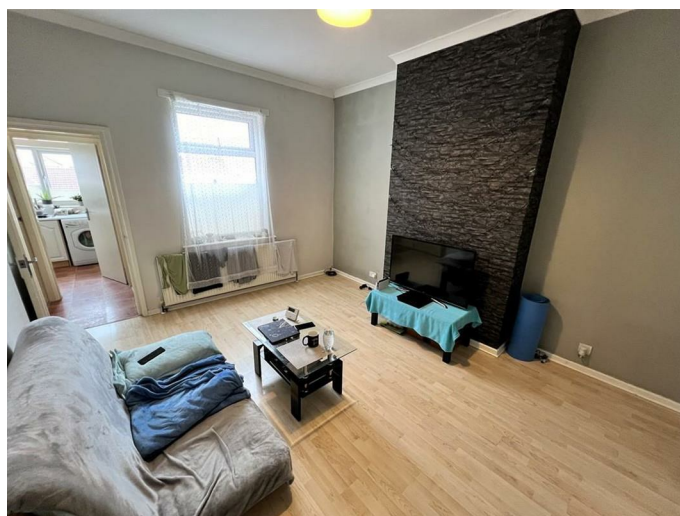
With base units, sink and cooker, window with security bars  
to rear and doorway leads to rear.

## FIRST FLOOR APARTMENT

Currently rented out for £450 pcm.

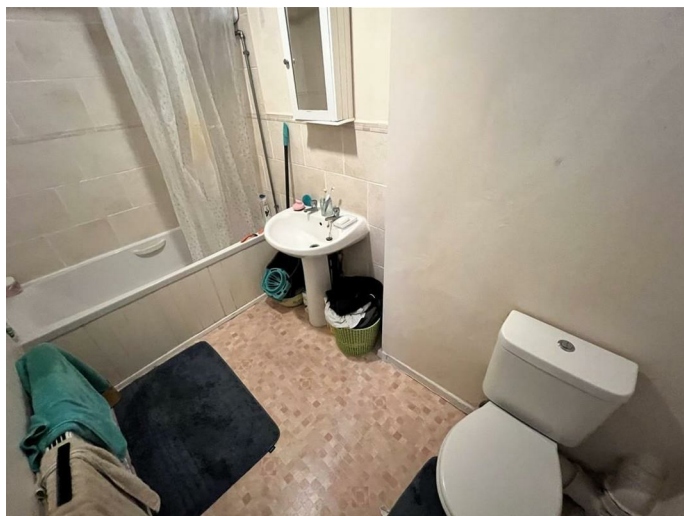
### LOUNGE

14'0" x 12'0" (4.29m x 3.67m)



## BATHROOM

9'9" x 5'4" (2.98m x 1.64m)



White suite with chrome fittings with shower over bath.

## KITCHEN

7'8" x 7'6" (2.36m x 2.30m)



Base and wall units, sink, oven and hob and plumbing for automatic washing machine..

## INNER HALLWAY

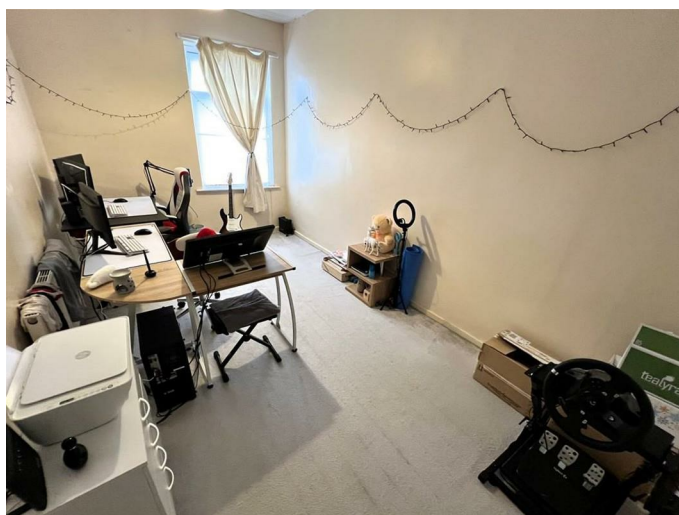
## BEDROOM ONE

15'8" x 9'0" (4.79m x 2.76m)



## BEDROOM TWO

11'11" x 8'2" (3.65m x 2.51m)



## SECOND FLOOR APARTMENT

Currently rented out for £400 pcm.



## LIVING ROOM

21'0" x 8'8" (6.42m x 2.66m)



## BATHROOM

8'2" x 4'11" (2.51m x 1.52m)



## KITCHEN

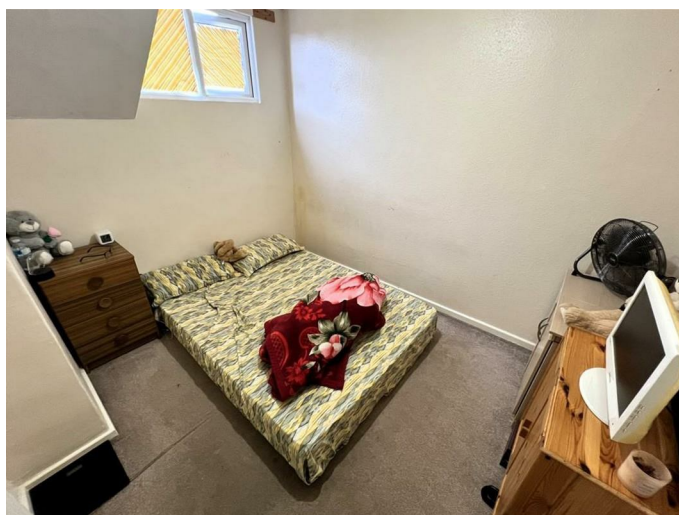
8'2" x 7'6" (2.49m x 2.30m )



Base units with sink, oven and plumbing for automatic washing machine.

## BEDROOM

9'11" x 8'5" (3.04m x 2.57m)



## EXTERIOR

### COURTYARD

Allocated parking and courtyard area.

### 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

### TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: freehold

Local Authority: wakefield

Tax Banding: A FOR APARTMENTS

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.

### UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: mains

Gas: mains

Sewerage: mains

Water: mains

Broadband: ULTRAFast

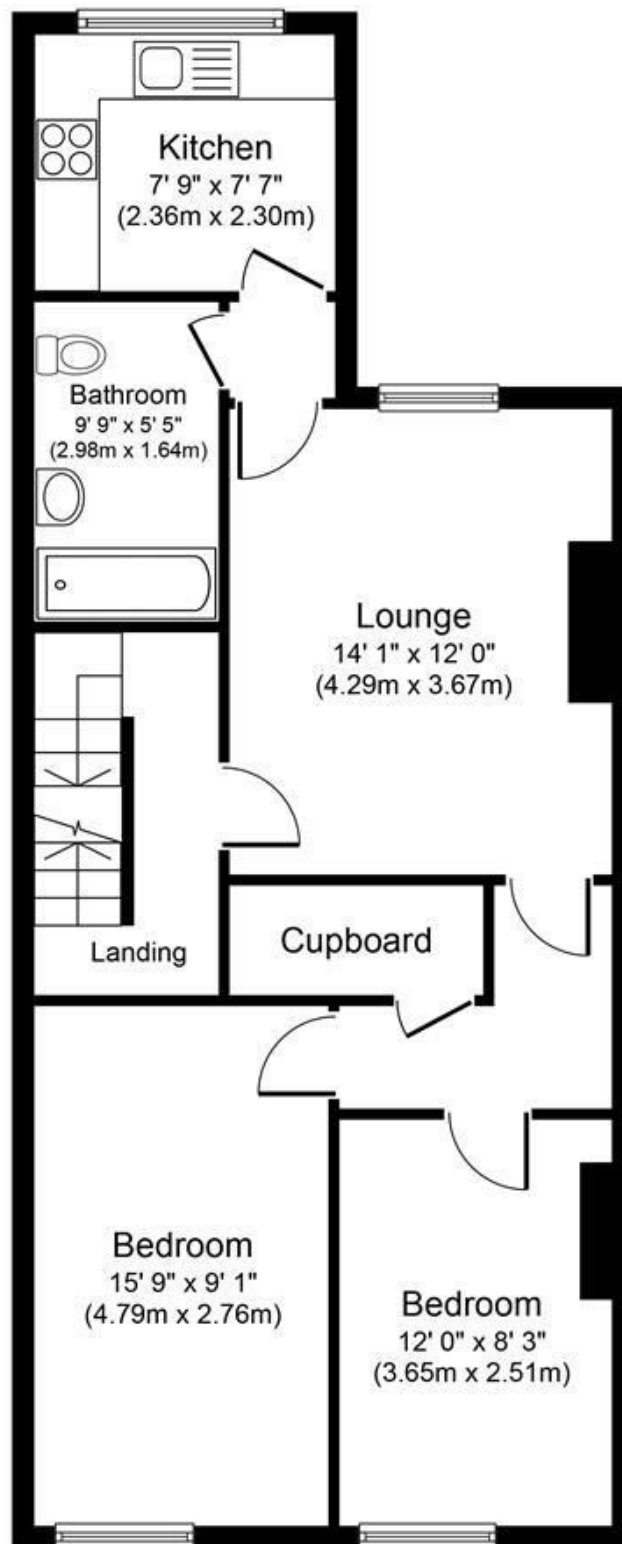
Mobile: 4G

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.

### VIEWINGS.

Strictly by appointment with the sole agents.

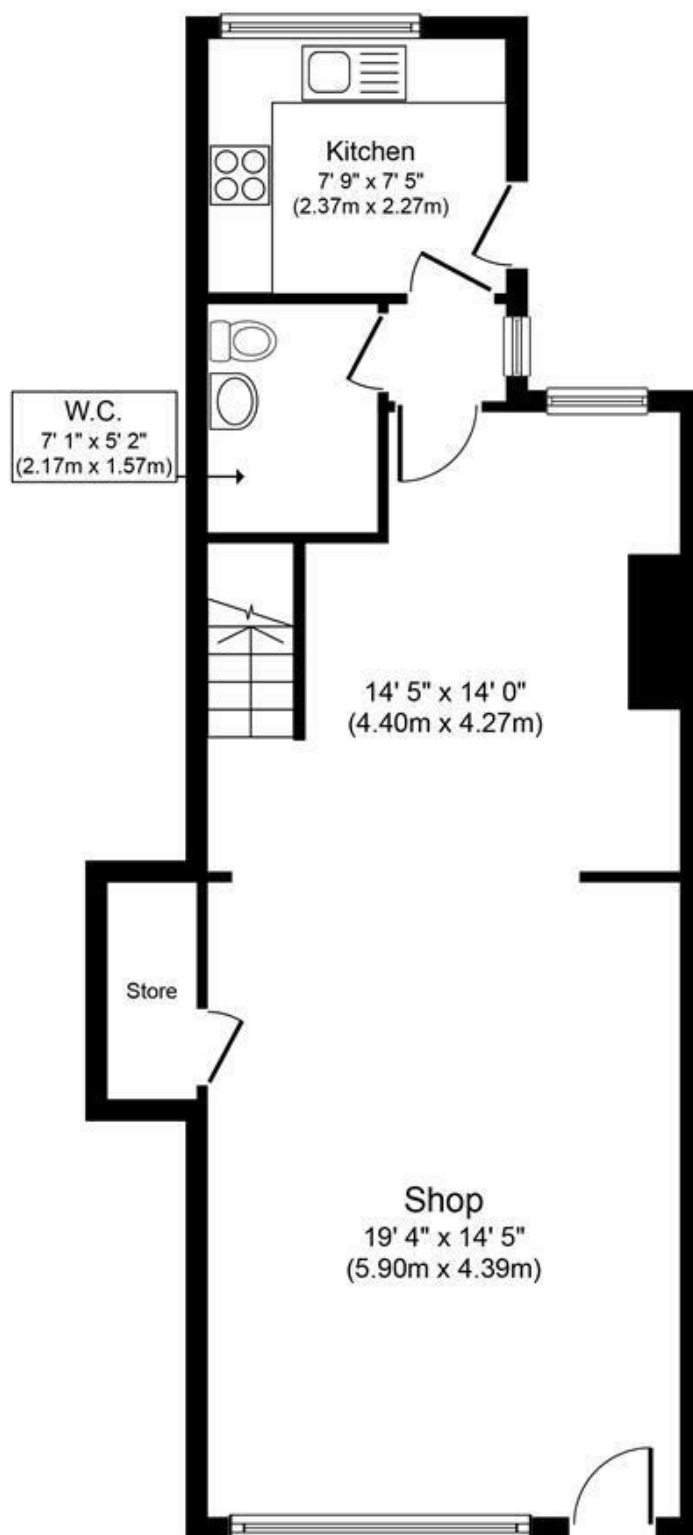
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**First Floor**  
**Approximate Floor Area**  
**693 sq. ft.**  
**(64.4 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.

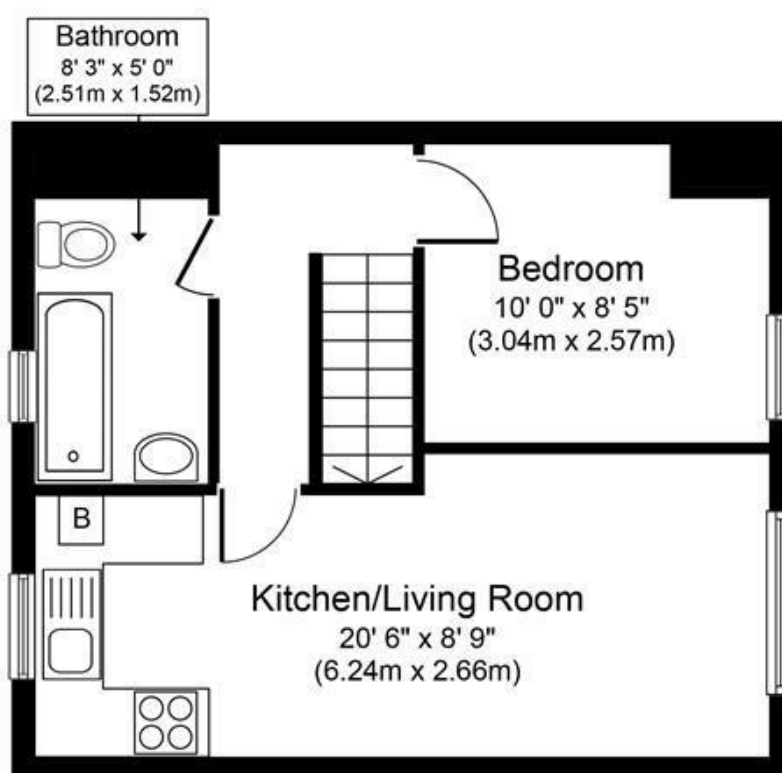
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**Ground Floor**  
**Approximate Floor Area**  
**609 sq. ft.**  
**(56.6 sq. m.)**

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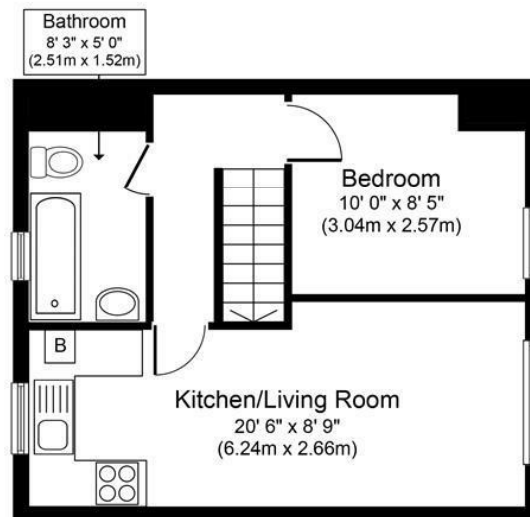


**Top Floor**  
**Approximate Floor Area**  
**374 sq. ft.**  
**(34.7 sq. m.)**

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**Approximate Floor Area**  
**374 sq. ft.**  
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