

# Park Row



**Mill Lane, Castleford, WF10 2LX**

**Offers In Excess Of £100,000**



**\*\*MID-TERRACE\*\*TWO BEDROOMS\*\*REAR GARDEN\*\*NO UPWARD CHAIN\*\*PERFECT FOR FIRST TIME BUYERS\*\*IDEAL FOR INVESTORS\*\*EPC RATING E\*\*COUNCIL TAX BAND A\*\***

Situated in the sought after town of Castleford, this mid-terrace property is perfect for first time buyers or investors and briefly comprises; entrance hallway, lounge, dining room, kitchen, two bedrooms, family bathroom, rear garden and it is also offered with no upward chain!!

**VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 558480 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO THURSDAY, 5.00 FRIDAYS, AND 2.00 SATURDAYS.**





## GROUND FLOOR ACCOMMODATION

### ENTRANCE

UPVC door with frosted glass insert leading into:

### ENTRANCE HALLWAY

With stairs leading to first floor accommodation, decorative wooden panelling to the walls, central heating radiator and doors leading into:

### LOUNGE

12'10" x 10'8" (3.93 x 3.26)

With uPVC double glazed window to the front elevation, fireplace with a tiled hearth and wooden surround, television points, telephone points and central heating radiator.

### DINING

12'7" x 10'9" (3.86 x 3.30)

With uPVC double glazed double door giving access to the rear garden, fireplace with a tiled hearth and a wooden surround, central heating radiator, door leading into the cellar and a further door leading into:

### KITCHEN

10'0" x 5'8" (3.06 x 1.73)

With uPVC double glazed window to the rear elevation, wall and base units in a white gloss finish, space and plumbing for washing machine, stainless steel drainer sink with chrome taps over, four ring induction hob with extractor fan over, built in oven, tiled splashback, chrome heated towel rail and LED spotlights.

### CELLAR

Providing additional storage space.

## FIRST FLOOR ACCOMMODATION

### LANDING

With door leading into handy cupboard for storage and a door leading into:

### BEDROOM ONE

12'10" x 11'2" (3.93 x 3.42)

With uPVC double glazed window to the front elevation, central heating radiator and two doors leading into cupboards providing additional storage space.

### BEDROOM TWO

12'10" x 9'2" (3.93 x 2.80)

With uPVC double glazed window to the rear elevation, central heating radiator and handy cupboard for storage.

### FAMILY BATHROOM

9'6" x 5'11" (2.90 x 1.81)

With frosted glass uPVC double glazed window to the side elevation and a white suite comprising: close coupled w/c, pedestal hand basin with chrome taps over, panel bath with chrome taps over, fully tiled around the shower with mains shower with glass shower screen, wood panelling to the walls and chrome heated towel rail.

## EXTERIOR

### FRONT

The front door is accessed directly from the pavement.

### REAR

Enclosed with perimeter fence, mainly laid to lawn with pathway leading to pedestrian access gate.

## 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.

## 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 5.30pm

Friday - 9.00am to 5.00pm

Saturday - 9.00am to 2.00pm

Sunday - CLOSED



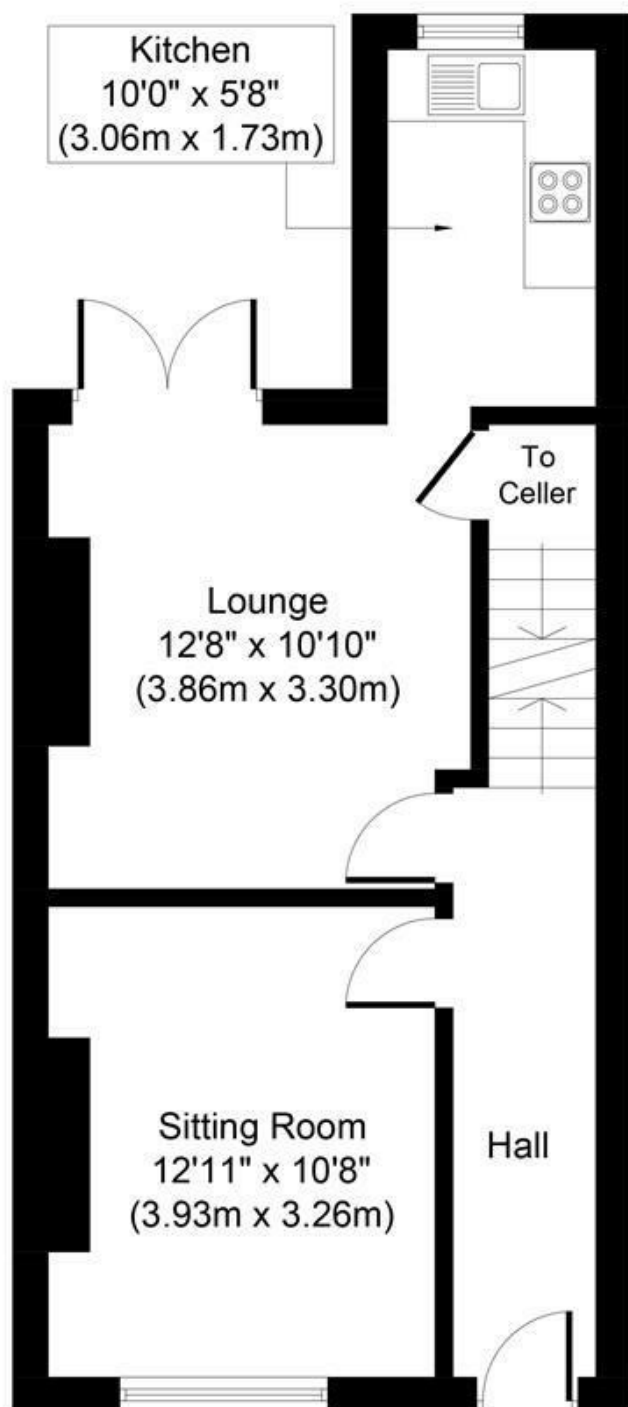
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE  
RELEVANT BRANCHES ON:

SELBY - 01757 241124  
SHERBURN IN ELMET - 01977 681122  
GOOLE - 01405 761199  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

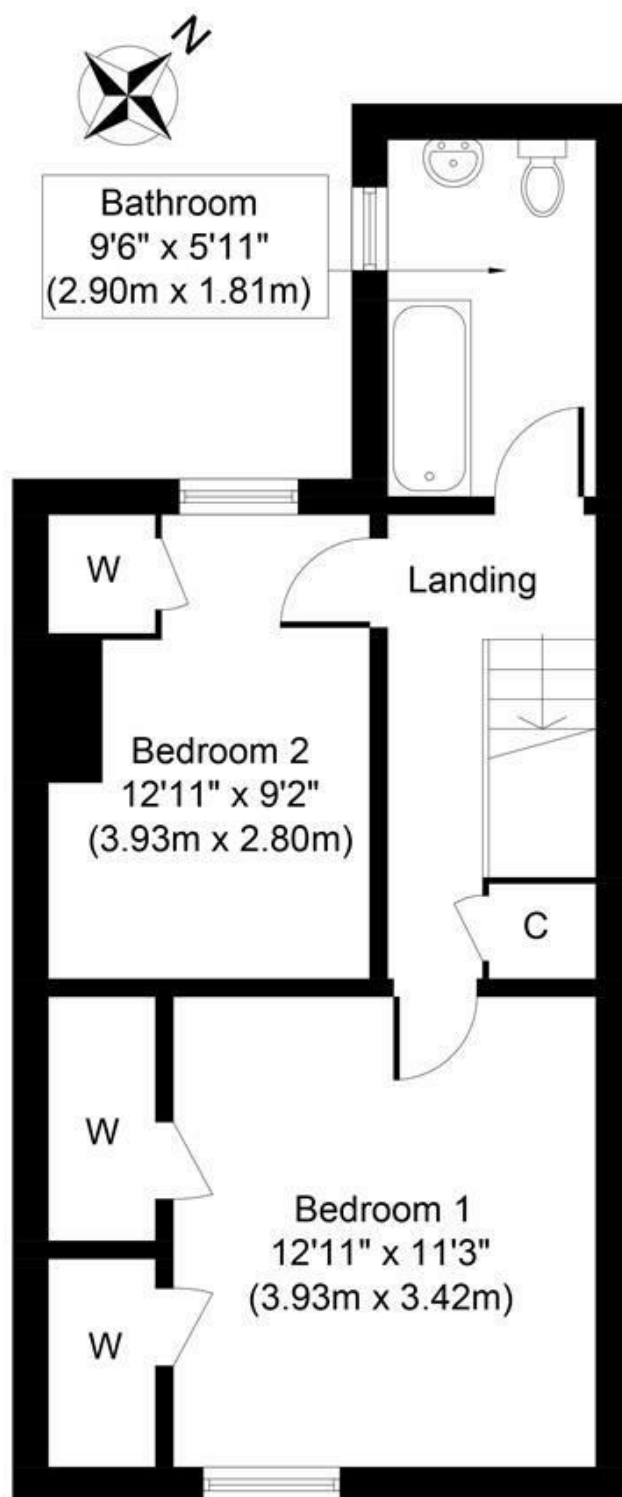
### **VIEWINGS**

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**  
**455 Sq. ft.**  
**(42.3 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**455 Sq. ft.**  
**(42.3 Sq. m.)**

**Total Approximate Floor Area = 910 Sq. ft. (84.6 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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