

...Your proactive estate agent



**Queen Street, Pontefract, WF8 4AF**  
**Offers In Excess Of £140,000**

**Park Row**



Step inside to discover a thoughtfully arranged layout that offers generous living space, with multiple ground floor areas ideal for modern family life, relaxing, or entertaining.

Upstairs, the property features two well-proportioned bedrooms, while outside, the home continues to impress. At the rear, via a shared access road, the current owner has created a garage-style workshop, perfect for storage, hobbies, or even a home-based business. There are also additional outbuildings and a small enclosed yard, offering further flexibility and potential.

The location is ideal for those looking for convenient access to Pontefract town centre, while still enjoying a quieter residential setting.



## GROUND FLOOR ACCOMMODATION

### Entrance Hall

UPVC double glazed door Leads into the entrance hall, with laminate flooring, gas central heated radiator. Stairs first floor. Access to the lounge access to the kitchen.

### Lounge

With a chimney breast and inset for electric fire with timber beam over. UPVC double glazed window to the front elevation and a gas central heated radiator.



### Kitchen

With wall and base units and complementary work surfaces over. Appliances include a dish washer and a fridge freezer. A freestanding gas cooker and extractor hood over. Door leads to under stairs storage. There is a chimney breast with inset for electric fire with a timber beam over. UPVC double glazed window to the rear elevation. Laminate flooring, gas central heated radiator.



### Playroom

Gas central heated radiator. UPVC double glazed patio doors which lead out to the garden. laminate flooring and access to the utility room.



### Utility room /WC

Toilet, wall mounted boiler, plumbing for a washing machine, kitchen units, worksurface with plumbed in sink and tiling to the walls. Central heated radiator.

### First Floor

#### Landing

Access to both bedrooms. And the bathroom.

#### Bedroom one

UPVC double glazed window to the front elevation and a gas central heated radiator.



### Bathroom

UPVC double glazed window to the rear elevation. A toilet with low level flush. Chrome heated towel radiator, bathtub with freestanding mixer tap and handheld shower attachment. Shower above sink with a mixer tap and vanity unit. The walls are fully tiled.



#### Bedroom two

UPVC double glazed window to the rear elevation, gas central heated radiator.





### Garden

To the rear, there is an enclosed garden with artificial lawn. Access to an outbuilding and a timber gate will lead you to the shared access road and the additional garage/workshop.



### Workshop

A brick-built outbuilding with a steel door. This building is an excellent storage space providing a multiple of uses.



### Front

To the front, there is on street parking.



### HEATING & 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 A 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.

### MEASUREMENT'S

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 HOUR'S

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

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

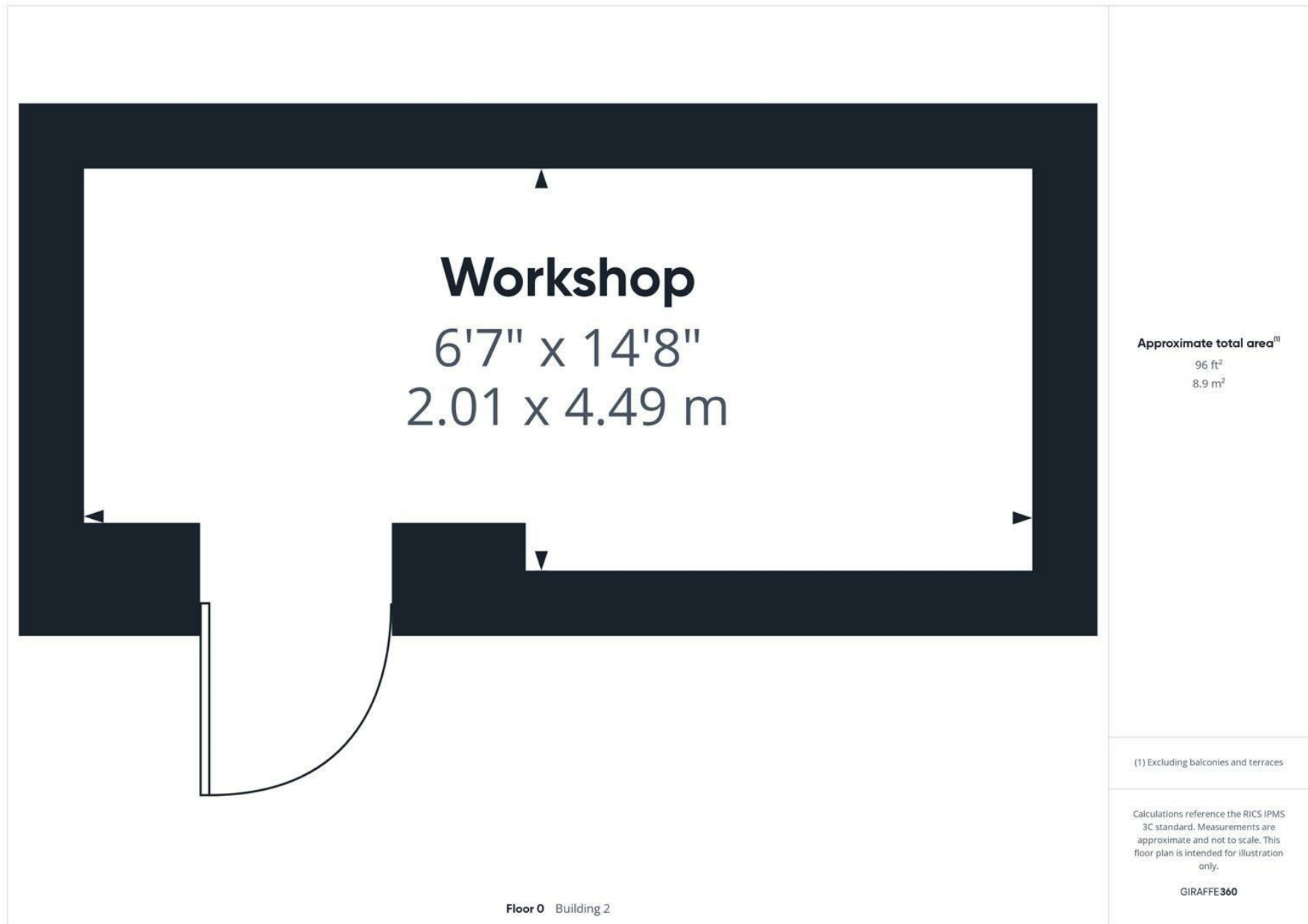
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## VIEWING'S

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.



T 01977 791133

W [www.parkrow.co.uk](http://www.parkrow.co.uk)

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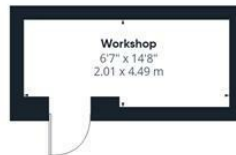




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
869 ft<sup>2</sup>  
80.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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