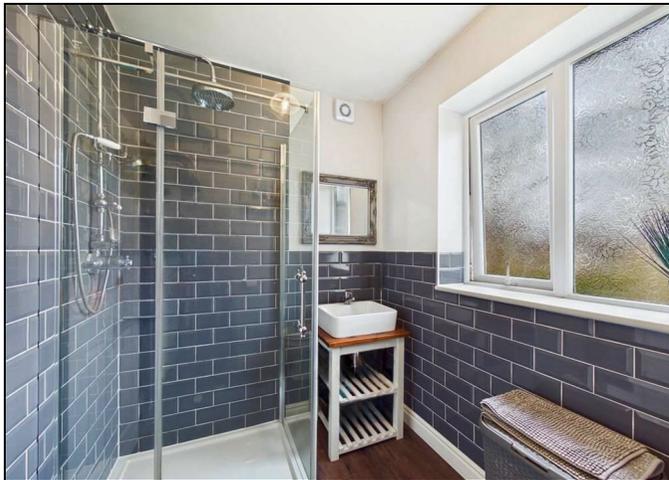


...Your proactive estate agent



Sotheron Croft, Darrington, Pontefract, WF8 3AR
Offers Over £250,000





Entrance Hall

3.26 x 1.95 (10'8" x 6'5")

Wood effect flooring. Central heated radiator. UPVC frosted double glazed window to the front aspect. Access to the living room diner and kitchen.

Living Room Diner

7.24 x 3.68 (23'9" x 12'1")

Wood effect flooring. Central heated radiator. UPVC double glazed window to the front. UPVC double glazed bay window to the rear.



Kitchen

2.74 x 2.56 (8'12" x 8'5")

A modern range of high and low level kitchen units with complimentary marble effect worktops. Integrated appliances including a microwave, fridge/freezer and extractor hood. Option to reconnect plumbing for dishwasher and washing machine. Space for a freestanding cooker. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear. Access door leading to the rear.



Landing

2.15 x 1.95 (7'1" x 6'5")

Access to all three bedrooms, the main bathroom and the partially boarded loft. Carpeted throughout. UPVC double glazed window to the side elevation.

Main Bedroom

3.99 x 3.10 (13'1" x 10'2")

Wood effect flooring. Central heated radiator. UPVC double glazed bay window to the rear.



Bedroom Two

3.31 x 3.18 (10'10" x 10'5")

Built in wardrobe/storage cupboard. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front.



Bedroom Three

2.08 x 1.95 (6'10" x 6'5")

Wood effect flooring. Central heated radiator. UPVC double glazed window to the front of the property.



Shower Room

1.80 x 2.55 (5'11" x 8'4")

White suite comprising of WC with low level flush. Wash

hand basin with chrome mixer tap. Shower cubicle with mains feed shower. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.



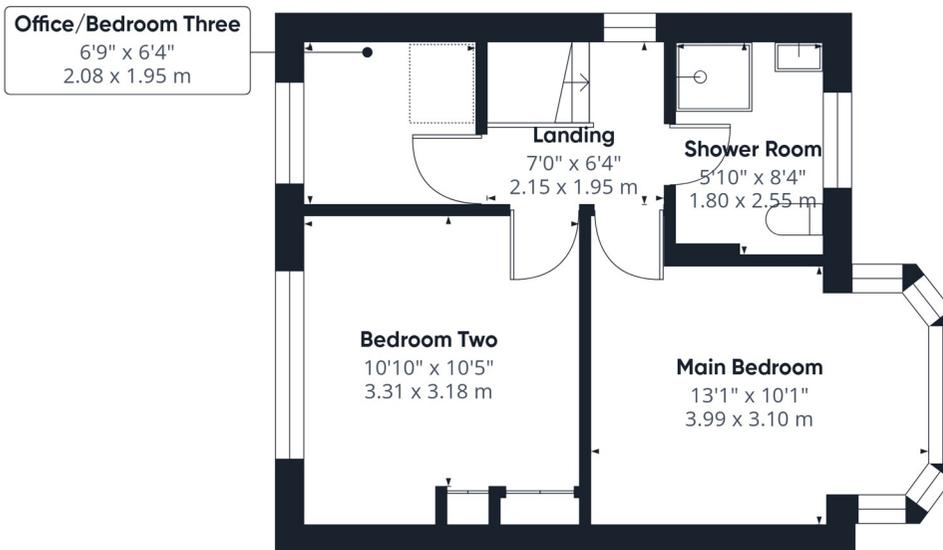
External

Driveway with space for two cars to the front and a good sized lawn. Private enclosed garden to the rear with patio area.





Floor 0



Floor 1



Approximate total area^m

781 ft²

72.7 m²

(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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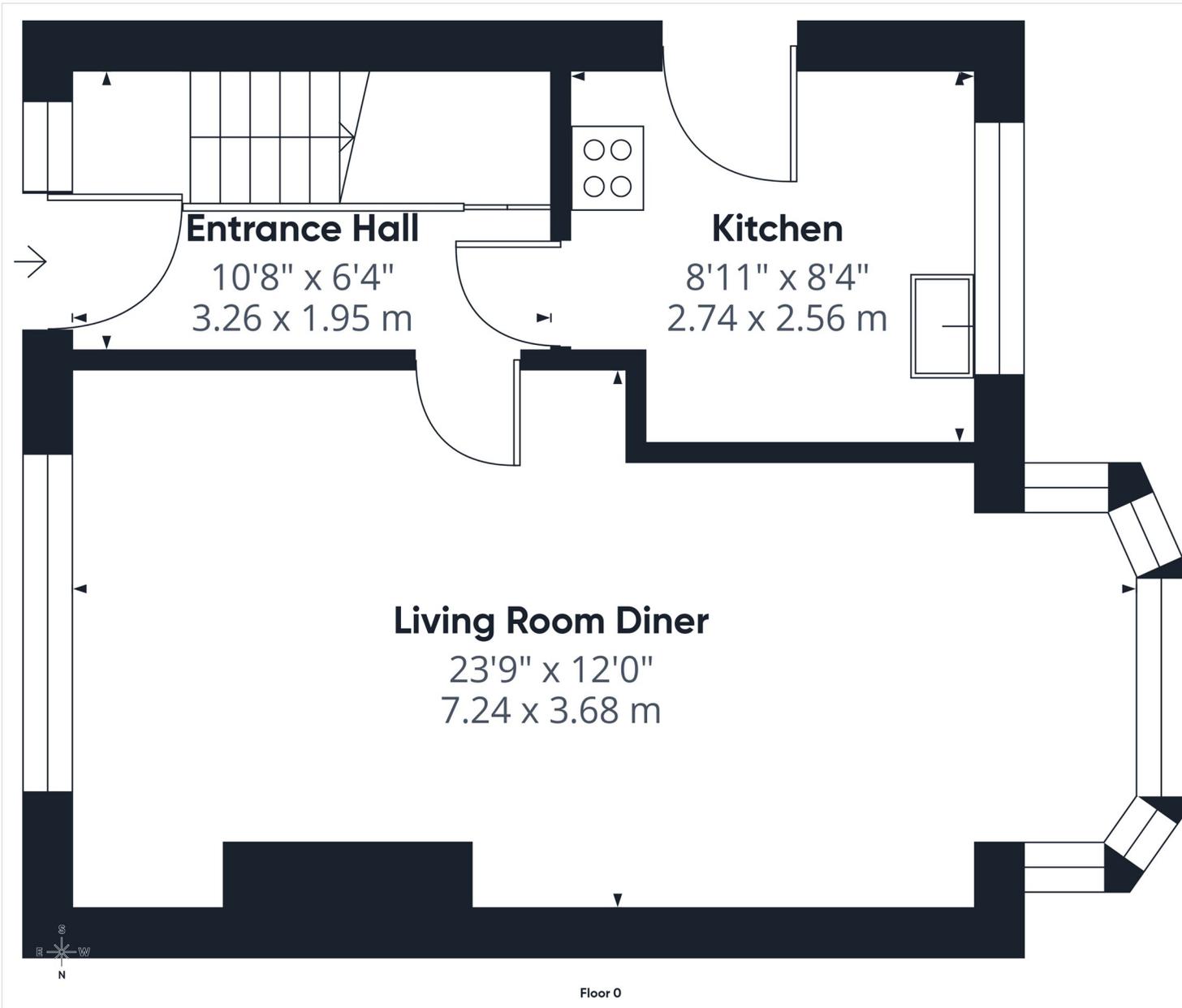
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Approximate total area⁽¹⁾
402 ft²
37.4 m²

(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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100 kWh/m ² A	71	100 g/m ² A	71
91 kWh/m ² B	78	91 g/m ² B	78
81 kWh/m ² C	85	81 g/m ² C	85
71 kWh/m ² D	92	71 g/m ² D	92
61 kWh/m ² E	99	61 g/m ² E	99
51 kWh/m ² F	106	51 g/m ² F	106
41 kWh/m ² G	113	41 g/m ² G	113

England & Wales
EU Directive 2002/91/EC

