

... Your proactive estate agent



**Cromwell Mount, Pontefract, WF8 1QN**  
**Offers Over £170,000**

**Park Row**



MODERN TERRACE PROPERTY\*\* THREE BEDROOMS\*\* CLOSE TO LOCAL AMENITIES. This property is situated in Pontefract and briefly comprises: ground floor w.c, lounge and dining kitchen. To the first floor are three bedrooms and bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER.



## GROUND FLOOR ACCOMMODATION

### Entrance

Steel reinforced entrance door leading into:

### Entrance Hallway

Having keypad for burglar alarm, dado rail, stairs giving access to the first floor accommodation, mains powered smoke alarm with battery back-up, central heating radiator and doors leading off.

### Ground Floor W.C

**1.47m x 0.90m (4'9" x 2'11")**

Having a white suite comprising: close coupled w.c, corner wall mounted wash hand basin with chrome taps over and mosaic tiled splashback. Central heating radiator, uPVC double glazed frosted window to the front elevation.



### Living Room

**4.14m x 3.54m (13'6" x 11'7")**

With laminate wood flooring, uPVC double glazed window to the front elevation, television point, central heating radiator and door leading to:



### Breakfast Kitchen

**4.49m x 2.56m (14'8" x 8'4")**

Having a range of base and wall units in a cream finish with chrome handles, roll top laminated work tops with matching upstands. Single drainer stainless steel sink with chrome mixer tap over. Gas and electric supply for freestanding cooker. Plumbing for automatic washing machine, laminate wood flooring, handy understairs storage cupboard, uPVC double glazed window to the rear elevation, uPVC double glazed double doors giving access to the rear garden. Boiler in a concealed cupboard.



## FIRST FLOOR ACCOMMODATION

### LANDING

With timber spindles and balustrade, mains powered smoke alarm with battery back-up, access to loft and doors leading off.

### Bedroom One

**3.56m x 2.46m (11'8" x 8'0")**

Upvc double glazed window to the front elevation, central heating radiator.



### Bedroom Two

**3.15m x 2.31m (10'4" x 7'6")**

uPVC double glazed window overlooking the rear garden and central heating radiator.



### Bedroom Three

**2.09m x 2.07m (6'10" x 6'9")**

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



## Family Bathroom

**2.54m x 1.93m (8'3" x 6'3")**

Having a white suite comprising: bath with chrome mixer taps over and integrated shower attachment with wall fittings, pedestal wash hand basin with chrome mixer tap over and close coupled w.c. Cupboard housing the hot water cylinder. uPVC double glazed frosted window to the front elevation, tiled to the halfway point around the bath area. Central heating radiator.



## EXTERIOR

### Front

Tarmac driveway providing off street parking for one vehicle, flagged pathway gives access to the front door and small lawned area.

### Rear

Fully enclosed with perimeter fence with flagged patio area, lawned area and raised decking area and outside tap.



## 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 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

PONTEFRAC - 01977 791133

CASTLEFORD - 01977 558480

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Feeehold

Local Authority: Wakefield Council

Tax Banding: B

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

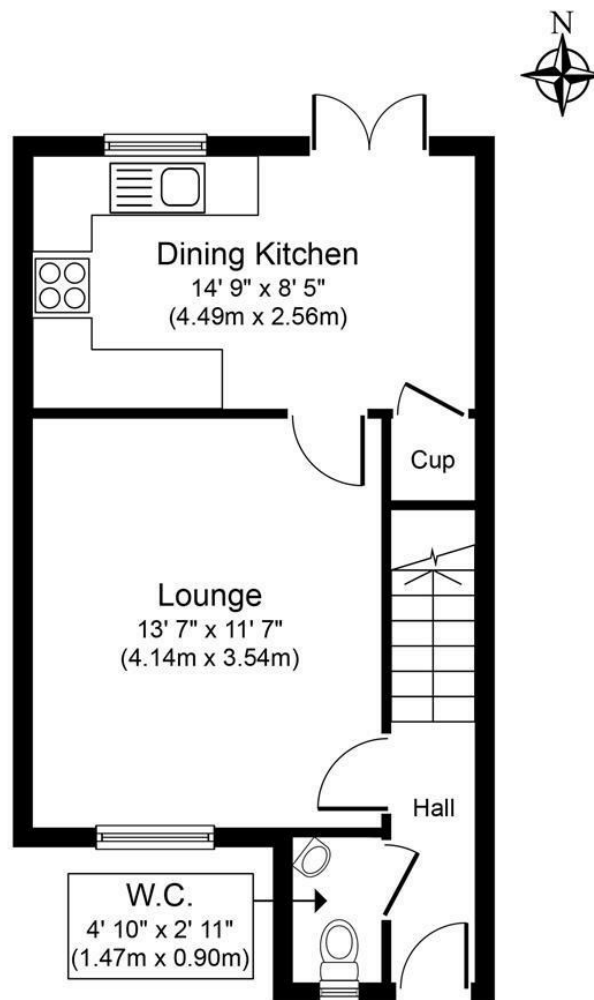
Mobile: 5G

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### **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**  
 355 sq. ft.  
 (33.0 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. 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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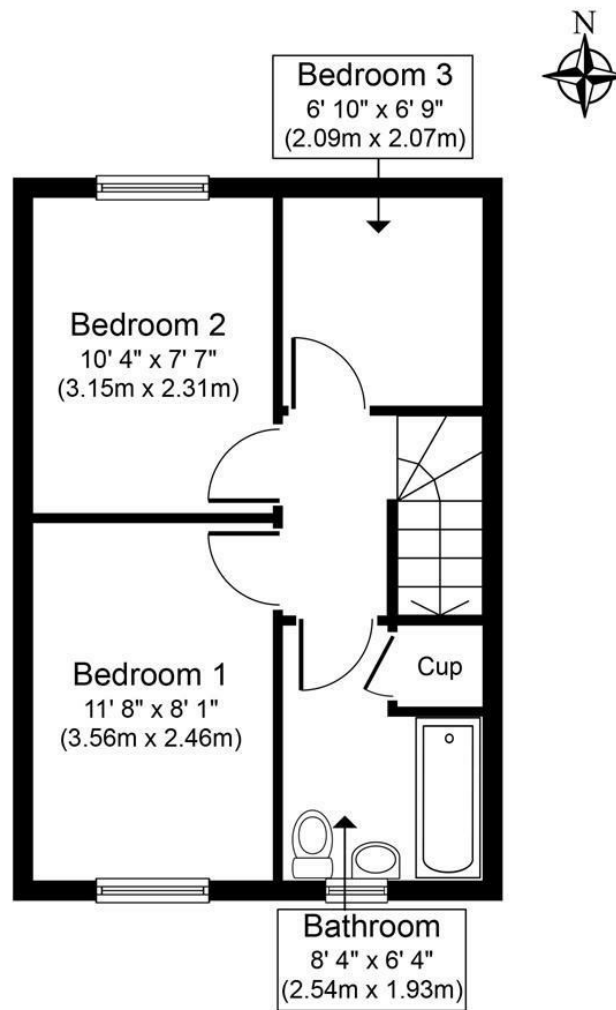
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**First Floor**  
**Approximate Floor Area**  
**334 sq. ft.**  
**(31.0 sq. m.)**

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