

# Park Rôw



**Pontefract Road, Ferrybridge, Knottingley, WF11 8PW**

**Offers Over £160,000**



\*\* TWO RECEPTION ROOMS \*\* OFF-STREET PARKING \*\* CLOSE TO LOCAL AMENITIES \*\* Located in the village of Ferrybridge, semi-detached family home briefly comprises: Living Room, Dining Room and Kitchen. To the first floor are three bedrooms and a Family Bathroom. Externally, the property benefits from gardens to the front and rear, with a shared driveway to provide off-street parking. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND SIZE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



## Ground Floor Accommodation

### Entrance

UPVC entrance door with two double glazed frosted panels, flanked by full-height frosted windows and skylight above leading into:

### Living Room

16'4" x 14'10" (max) (5.0m x 4.53m (max))



Open staircase giving access to the First Floor

Accommodation with timber balustrade and spindles. UPVC double glazed windows to the front and side elevations. Telephone point, door leading through to the kitchen and aperture leading through to:

### Dining Room

14'1" x 9'10" (max) (4.31m x 3.0m (max))



UPVC double glazed patio doors giving access to the rear.

### Kitchen

9'8" x 6'1" (max) (2.96 x 1.87m (max))



Pale grey, high-gloss base and wall units with marble effect laminated work tops. Single bowl stainless steel sink and drainer with mixer tap over. Four ring electric hob, integrated electric oven and plumbing for washing machine. UPVC double glazed window and door with top section having double glazed panel to the side elevation.

## First Floor Accommodation

### Landing

UPVC double glazed frosted window to the side elevation. Further timber balustrade and spindles, access to the loft and doors leading off.

### Bedroom One

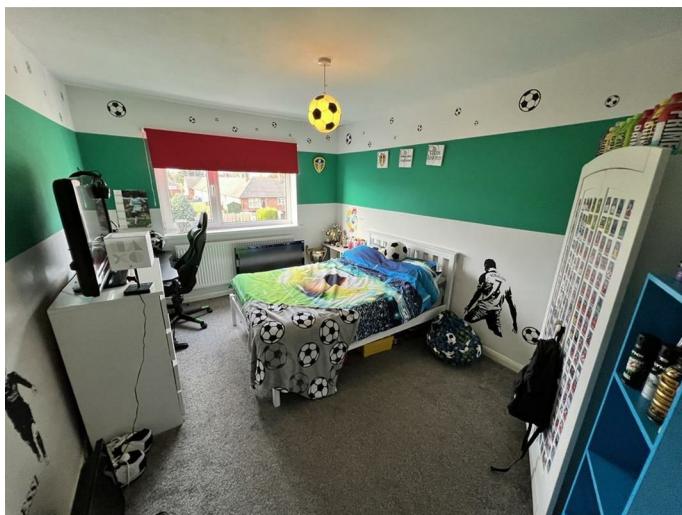
14'10" x 10'10" (max) (4.53m x 3.31m (max))



UPVC double glazed window to front elevation.

## Bedroom Two

14'2" x 10'1" (max) (4.34m x 3.08m (max))



UPVC double glazed window overlooking the rear garden.

## Bedroom Three

11'3" x 6'2" (max) (3.45m x 1.89m (max))



UPVC double glazed window overlooking the rear garden.

## Family Bathroom

7'6" x 5'2" m (max) (2.30m x 1.58 m (max))



Tile-fronted bath with corner-mounted chrome mixer tap over and integrated hand held shower attachment. Pedestal wash hand basin with chrome mixer tap over and white low flush w.c. The room is tiled around the bath and sink areas to mid-height with tiled flooring. UPVC double glazed frosted window to the front elevation, electric extractor fan and chrome heated towel rail.

## Exterior

### Front

Shared concrete driveway providing off street parking for multiple vehicles. Herbaceous shrubs, hedging and dwarf wall outlining laid to lawn garden section. Integral storm porch, outside tap to side and gate giving access to:

### Rear



Concrete patio area, raised timber decking and laid to lawn garden area, all fully enclosed with timber fence.

## 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.

## Mains Utilities, Broadband and Mobile Coverage

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

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.

## 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

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## Tenure and Council Tax

Tenure: Freehold

Local Authority: Wakefield Council

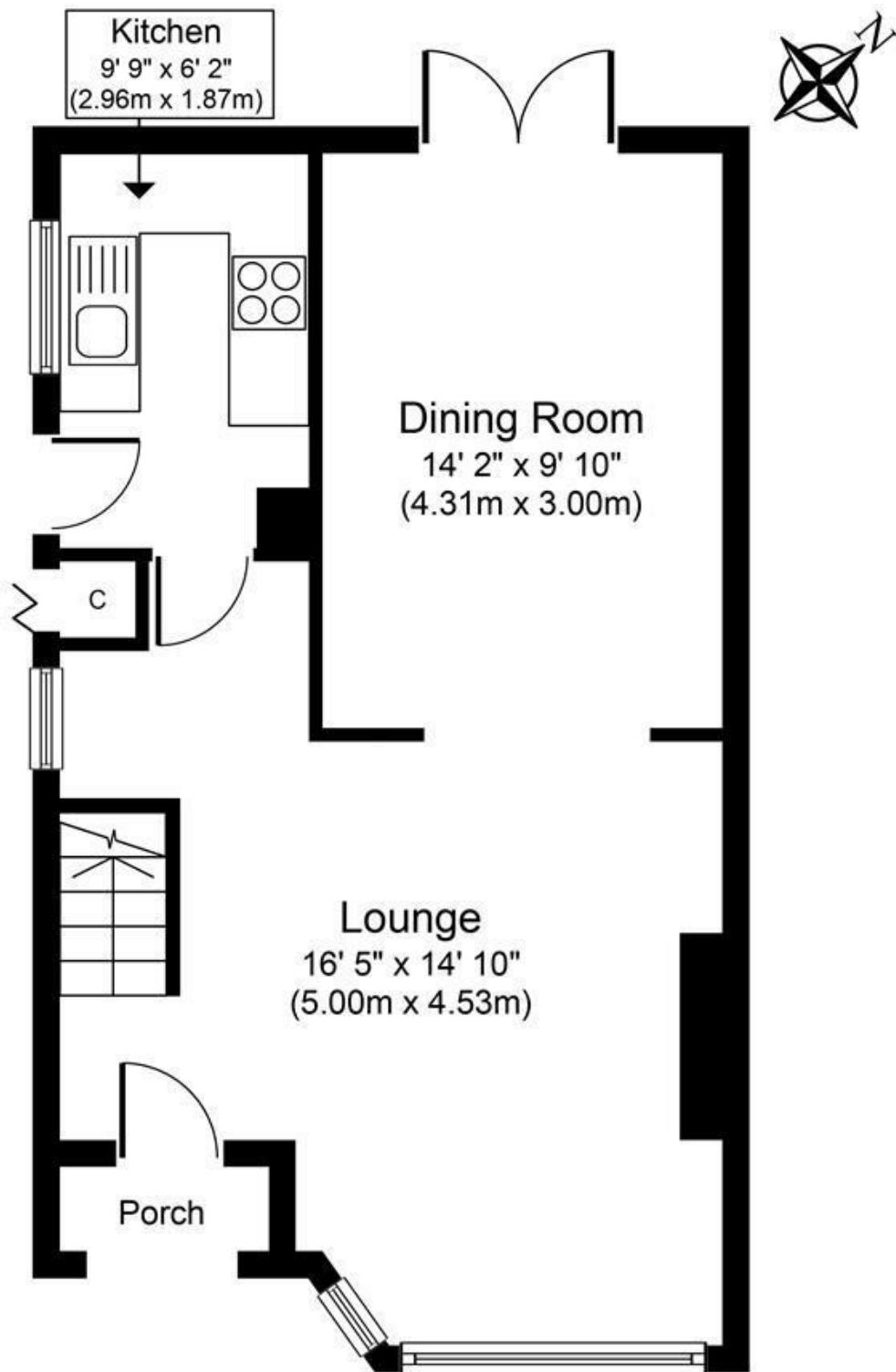
Tax Banding: B

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.

## Viewings

Strictly by appointment with the sole agents.

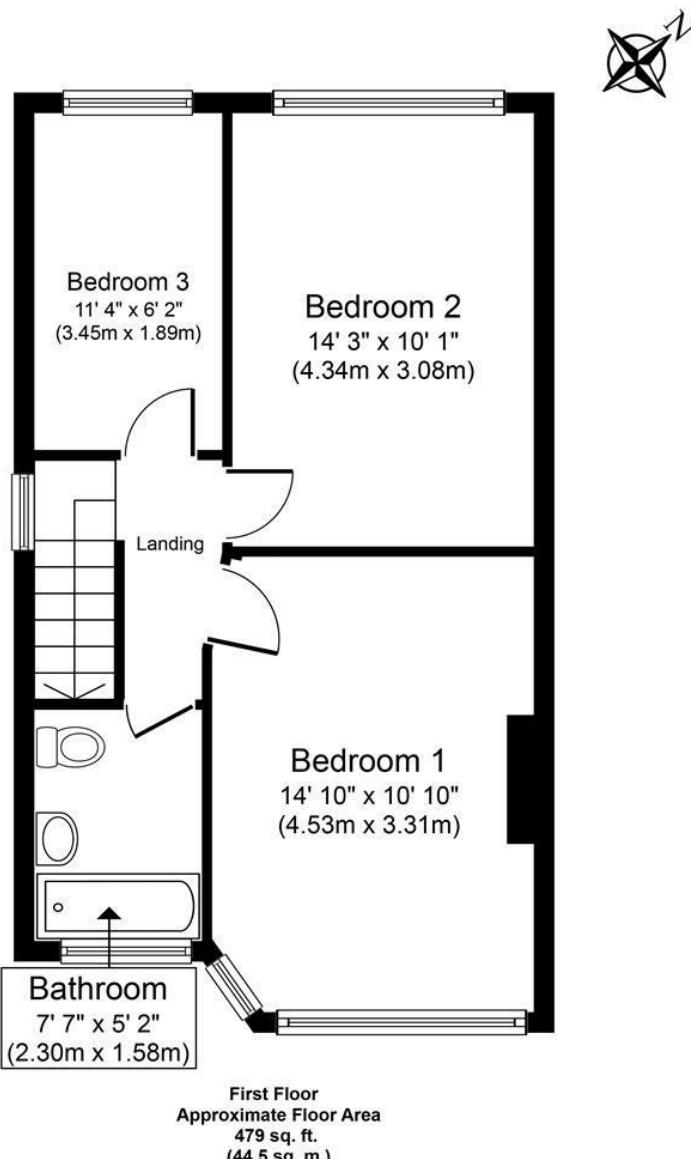
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**467 sq. ft.**  
**(43.4 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(A) plus A	
(B) B	
(C) C	
(D) D	
(E) E	
(F) F	
(G) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(A) plus A	
(B) B	
(C) C	
(D) D	
(E) E	
(F) F	
(G) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	EU Directive 2002/91/EC

