



Queens Avenue, Pontefract, WF8 4SE
Offers Over £70,000



This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. Whether you are a first-time buyer or seeking a rental investment, this flat on Queens Avenue is certainly worth considering.



FIRST FLOOR ACCOMMODATION

ENTRANCE

UPVC composite entrance door with frosted glass arched insert to the top of the door leading into:

ENTRANCE HALLWAY

Handy storage cupboard housing the electric unit and doors leading off:

BEDROOM ONE

3.68 x 3.13 (12'1" x 10'3")

UPVC double glazed window to the front elevation, central heating radiator and handy storage cupboard.



FAMILY BATHROOM

2.09 x 2.0 (6'10" x 6'7")

Having a handy storage cupboard housing the water tank. White suite comprising: close coupled w.c, pedestal hand wash basin with chrome taps over and white bath with chrome taps over. UPVC double glazed frosted window to the rear elevation. Central heating radiator. Bathroom is tiled to the half way point to all walls.



KITCHEN

2.79 x 2.58 (9'2" x 8'6")

Handy storage cupboard housing the gas meters. Base and larder units in a beech finish with chrome handles, single drainer stainless steel sink with chrome taps over. Roll edge black laminated work top. Space and plumbing for washing machine, space for freestanding cooker and space for a double height fridge freezer. Central heating radiator. UPVC double glazed window to the rear elevation. Door leading into:



LIVING ROOM

4.75 x 3.48 (15'7" x 11'5")

UPVC double glazed window to the front elevation and central heating radiator. Television point.



BEDROOM TWO

2.89 x 2.56 (9'6" x 8'5")

UPVC double glazed window to the rear elevation and central heating radiator.



EXTERIOR

REAR

Car park available to the rear (this is not allocated but plenty of parking space). Paved pathway which leads to the front entrance door to the property. Lawned area surrounding the property.

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 :

Monday to Thursday - 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.

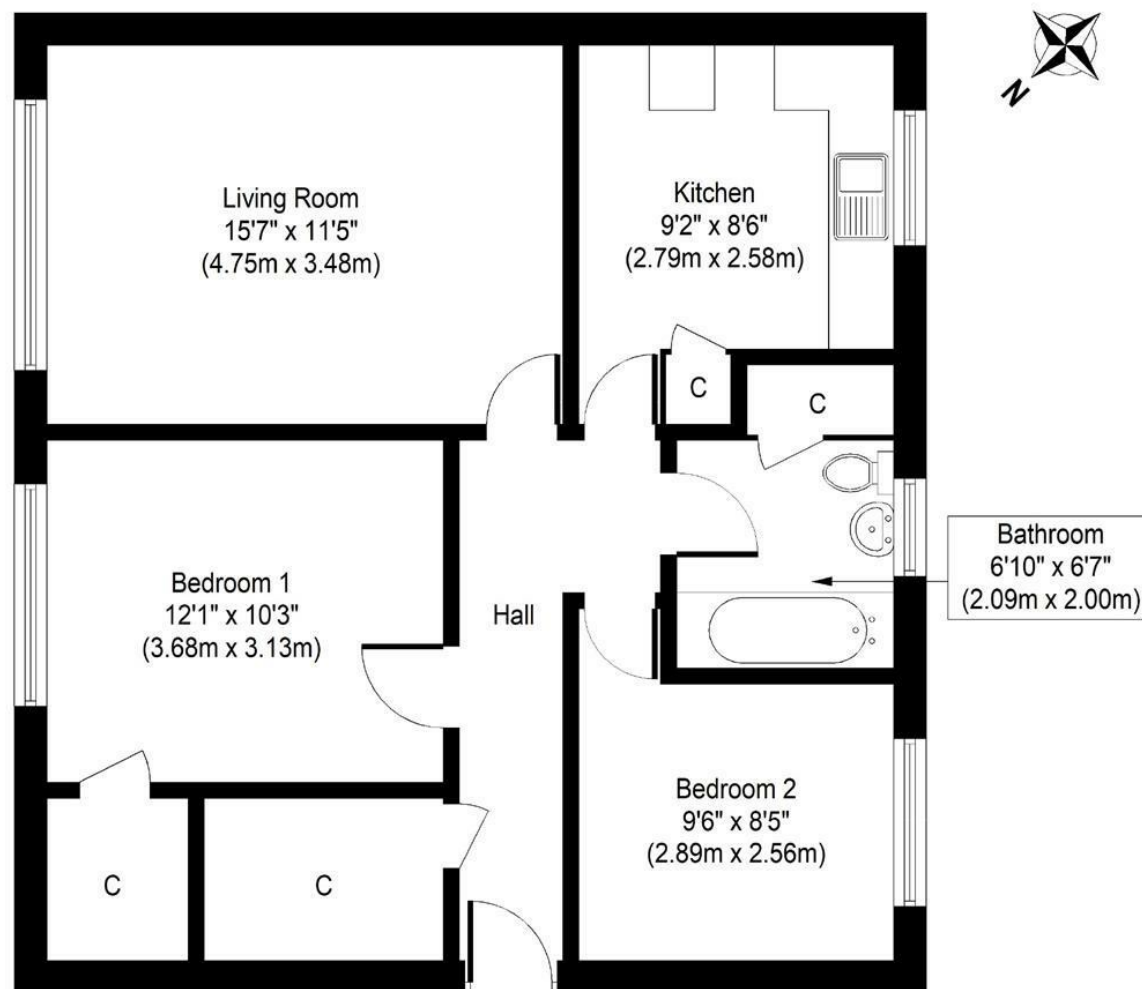
VIEWINGS

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.

TENURE AND COUNCIL TAX BANDING

Please note: 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.



Approximate Floor Area
709 Sq. ft.
(65.9 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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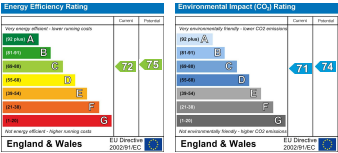
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