

...Your proactive estate agent



**Ridgedale Mount, Pontefract, WF8 1SB**  
**Offers In Excess Of £220,000**

**Park Row**

From the moment you arrive, the home impresses with its modern kerb appeal, well-kept gardens, and a generous driveway leading to a detached garage. Internally, the property is presented to a high standard with contemporary fixtures, fittings, and décor, making it truly move-in ready and ideal for families or professional couples alike.

The extended layout provides versatile, light-filled living spaces perfect for both relaxing and entertaining. Every detail has been carefully considered to create a home that showcases both comfort and style.

With excellent commuter links nearby and just a short distance to both Pontefract and Castleford town centres, the location is as convenient as it is desirable.

Priced at offers over £220,000, this standout home is expected to attract high interest — early viewing is strongly recommended.



## GROUND FLOOR ACCOMMODATION

### Entrance Hall

Composite front entrance door, stairs lead to the first-floor, Gas central heated radiator and door to the lounge.

### Lounge

UPVC double glazed bay window to the front elevation. Gas central heated radiator door access into the kitchen diner

### Kitchen

A newly fitted kitchen with quartz with surfaces over and under mounted stainless-steel sink with mixer tap. There is a freestanding range master cooker with extractor hood over display cabinets space for fridge freezer and integrated dishwasher and washing Machine. There is a Matching kitchen Island with a wine fridge and display cabinet over featured either side of this are two double glazed side windows. There is a storage cupboard and a designer radiator, spotlights to the ceiling. Opening into the dining section which forms part of the property extension

### Dining Area

UPVC double glazed patio doors to the rear elevation, access door to the downstairs toilet.

### WC

UPVC double glazed window to the side elevation. Gas central heated radiator, sink with a mixer tap and fully tiled walls.

### Landing

Access to 3 bedrooms and the family bathroom. UPVC double glazed window to the side elevation.

### Bedroom One

UPVC double glazed windows to the front elevation gas central heated radiator access to storage cupboard.

### Bedroom Three

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

### Bathroom

Bath with Shower over chrome heated towel rail, toilet with a low level flush, sink with a mixer tap and fully tiled walls, extractor fan to the ceiling.

### Bedroom Two

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

### Garden to the rear

To the rear of the property is a landscape garden and tier sections with paved decking, planting and lawn garden areas. This garden is a real retreat and has been landscape to an exceptional standard.

### Garage

Up and over front door, side timber door and window, electric points and lights

### Garden to the front

To the front there is a landscape front garden and a side driveway which leads up to the garage. Steps up to the main entrance door of the property.

### 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

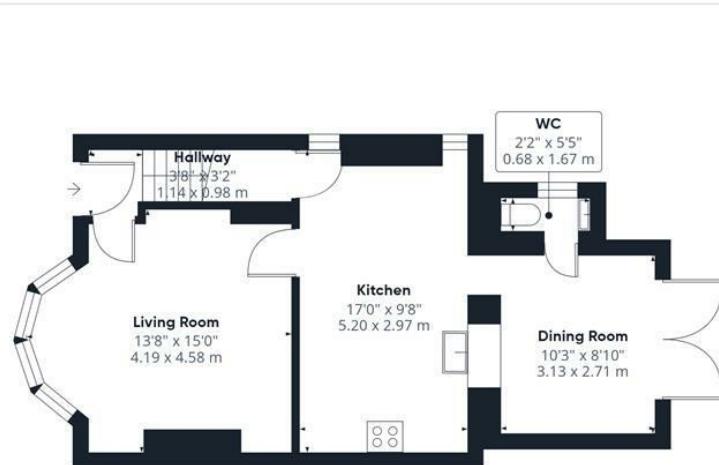
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

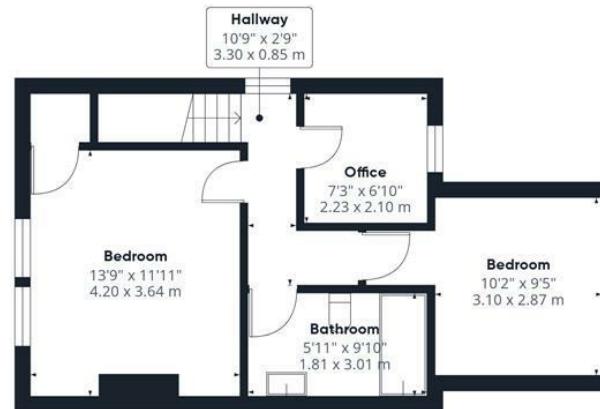
## **VIEWING'S**

Strictly by appointment with the sole agents.

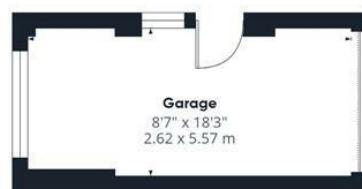
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1070 ft<sup>2</sup>

99.3 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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17-19 Cornmarket, Pontefract, West Yorkshire, WF8 1AN  
pontefract@parkrow.co.uk

Park Row



Approximate total area<sup>(1)</sup>

910 ft<sup>2</sup>

84.4 m<sup>2</sup>

Floor 0 Building 1



Floor 1 Building 1

(1) Excluding balconies and terraces

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Score	Current	Score	Current
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
87	70	87	70
86	69	86	69
85	68	85	68
84	67	84	67
83	66	83	66
82	65	82	65
81	64	81	64
80	63	80	63
79	62	79	62
78	61	78	61
77	60	77	60
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75	58	75	58
74	57	74	57
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4	-	4	-
3	-	3	-
2	-	2	-
1	-	1	-
0	-	0	-

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