

... Your proactive estate agent



Queens Terrace, Halfpenny Lane, Pontefract, WF8 4AG
Offers In The Region Of £120,000

Park Row

END TERRACE HOUSETHREE BEDROOMS**NO ONWARD CHAIN**IDEAL FOR FIRST TIME BUYERS**** This three bedroom house is situated in Pontefract and briefly comprises to the ground floor bedroom, dining room and kitchen, to the first floor two bedrooms and a bathroom, further loft. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE 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

The properties main access is to the rear and is via the kitchen door to the side elevation of kitchen, via a timber door with central leaded frosted and coloured glass panel.

KITCHEN

4.51 x 1.97 (14'10" x 6'6")

With a range of base units and laminate effect roll edge work tops, work top extends to breakfast bar area, Inset single bowl stainless steel sink and drainer with chrome taps over and space for a free standing gas cooker. Ceramic tiled flooring, double central heating radiator, single wall cupboard and meter cupboards. Timber framed double glazed window in wood grain effect to side elevation. Pine panelled door provides access to sitting room.



DINING ROOM

4.44 x 3.76 (14'7" x 12'4")

*Measure maximum size into chimney breast alcoves. Feature living flame gas fire in chrome finish on a raised marble back and hearth with timber surround and mantle.

Timber framed double glazed window to rear elevation overlooking rear yard and panelled door providing access to the hallway and cellar. Single central heating radiator and coving to ceiling. Steps from sitting room down to storage cellar.

STORAGE CELLAR

3.46 x 2.48 (11'4" x 8'2")

With restricted head height and has a rendered finish with concrete floor.

HALLWAY

4.50 x 0.92 (14'9" x 3'0")

With single central heating radiator, coving to ceiling, door accessing from living room and staircase centrally in the house to first floor accommodation. Single panel door with triangular top panels, single glazed frosted glass panel and top light leading to front of property and garden area.

BEDROOM THREE

3.51 x 3.38 (11'6" x 11'1")

*Measured minimum size and extends into a bay window. Double central heating radiator, coving to ceiling, traditional wall mounted gas fire and uPVC double glazed bay window to front elevation of property overlooking garden.

STAIRCASE TO FIRST FLOOR ACCOMMODATION

FIRST FLOOR ACCOMMODATION

LANDING

2.11 x 2.07 (6'11" x 6'9")

Extends to an inner lobby which leads into bedroom one and loft room. Single central heating radiator and doors leading off to bathroom and bedroom two.

LOBBY OFF BEDROOM ONE

1.16 x 1.04 (3'10" x 3'5")

Measured maximum size and has open staircase leading to loft room. Pine panelled door provides access to bedroom one.

BEDROOM ONE

4.41 x 3.55 (14'6" x 11'8")

*Measured maximum size into alcoves and downstairs space. Extends into over stairs storage cupboard.

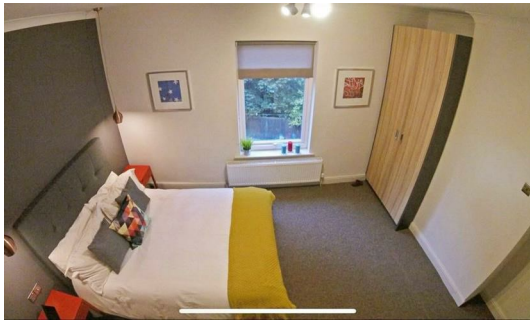
With a decorative ceiling rose and coving to ceiling, double central heating radiator and uPVC double glazed window to front elevation overlooking garden and provides views over surrounding region through trees.



BEDROOM TWO

3.76 x 2.16 (12'4" x 7'1")

With single central heating radiator, uPVC double glazed window in timber grain effect to rear elevation overlooking yard. Coving to ceiling.



BATHROOM

2.76 x 2.18 (9'1" x 7'2")

*Measured maximum size including built in storage cupboard.

Four piece suite comprising panel bath with chrome taps over, close coupled w.c, pedestal hand wash basin with chrome taps over and square corner shower cubicle with wall mounted electric shower. Ceramic tiling to full shower height and splash back height around bath w.c and hand wash basin. Cupboard houses the gas central heating boiler, single central heating radiator and travertine tile effect vinyl flooring. Coving to ceiling and uPVC double glazed wood grain effect with frosted glass window to rear elevation.



OPEN STAIRCASE TO LOFT ROOM

Has a restricted head height within staircase accessing the room itself.

LOFT ROOM

4.35 x 2.90 (14'3" x 9'6")

*Measured maximum size including stairwell. Stairwell has a timber balustrade and spindle guardrail. Further under eaves storage cupboard and uPVC double glazed window to side elevation.

EXTERNAL

FRONT

Paved garden with central flower bed and further patio seating area. Pathway leads down the side of the house and there is gated access to roadway.



REAR

A concrete yard, wall enclosed from neighboring properties, lockable outhouse and gated access to roadway.



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.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Fri - 9.00am to 5.30pm

Thursday - 9.00am to 8.00pm

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 - 01977 681122

GOOLE 01405 761199

PONTEFRACT - 01977 791133

KIPPAX - 0113 8160111

CASTLEFORD - 01977 558480

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.

STAMP DUTY

£0 - £125,000 FREE*

Over £125,000 - £250,000 1% of the selling price

Over £250,000 - £500,000 3% of the selling price

Over £500,000 - £1,000,000 4% of the selling price

Over £1,000,000 - £2,000,000 5% of the selling price

Over £2,000,000 7% of the selling price

*Certain disadvantaged areas are exempt from the Stamp Duty threshold up to £150,000. Verification of these properties can be found on the Inland Revenue web site or via your solicitor.

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

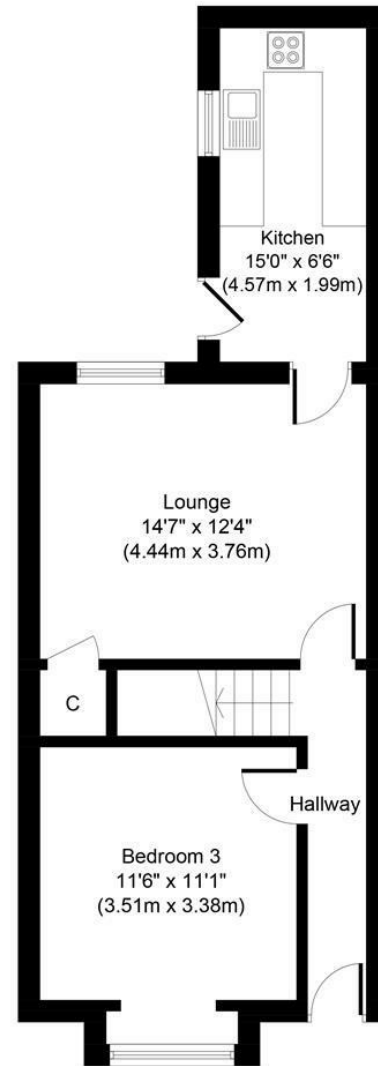
property remains available. This is particularly important if you are travelling some distance to view the property.

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.

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.



Ground Floor
Approximate Floor Area
519 Sq. ft.
(48.2 Sq. m.)

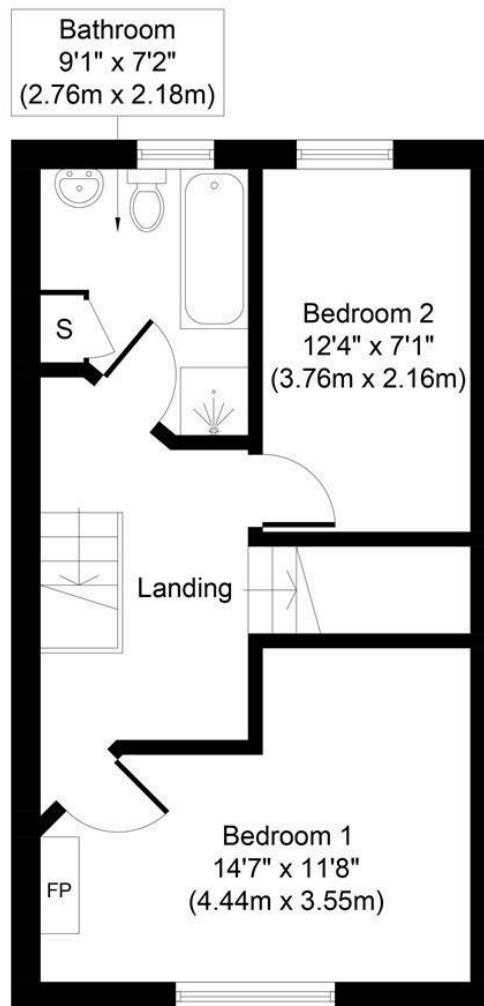
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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First Floor
Approximate Floor Area
403 Sq. ft.
(37.4 Sq. m.)

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