Park Row

The proactive estate agent

Manor Park Drive, Pontefract, WF8 2YW

Offers Over £220,000

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Lead In

A modern three-bedroom semi-detached home, ideally positioned within a highly sought-after area of Pontefract. This superb property offers excellent access to local schools, motorway networks, as well as convenient train and bus services—making it perfect for commuters and families alike.

Externally, the home benefits from a double driveway to the front, providing ample off-street parking. To the rear, an enclosed garden offers a private and secure outdoor space, ideal for relaxing or entertaining.

Internally, the property is presented to an exceptionally high standard throughout, with stylish and contemporary finishes creating a true “move-in ready” home. A standout feature is the impressive principal bedroom, occupying the top floor and complete with its own ensuite bathroom—offering a spacious and private retreat.

This is a property that is sure to generate strong interest, and early viewing is highly recommended.

Entrance Hall

3'5" x 14'11" (1.03 x 4.55)

Access to kitchen diner, WC and living room. Wood effect flooring. Central heated radiator.

Kitchen Diner

6'6" x 14'10" (1.98 x 4.52)

Modern range of high and low level kitchen base units with marble effect worktops. Integrated appliances including fridge/freezer, washing machine and oven with hob and extractor fan. Sink with drainer and chrome mixer tap. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

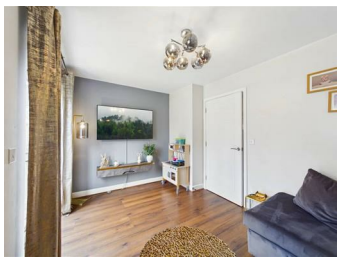
WC

2'10" x 5'7" (0.87 x 1.70)

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator.

Living Room

13'4" x 8'11" (4.06 x 2.71)



UPVC double glazed French doors leading to the rear. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Landing

3'5" x 10'4" (1.03 x 3.16)

Access to two bedrooms, house bathroom and the hallway. Carpeted throughout. UPVC double glazed window to the side elevation.

Bedroom Two

13'4" x 9'2" (4.06 x 2.79)

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three
6'4" x 7'10" (1.93 x 2.39)

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

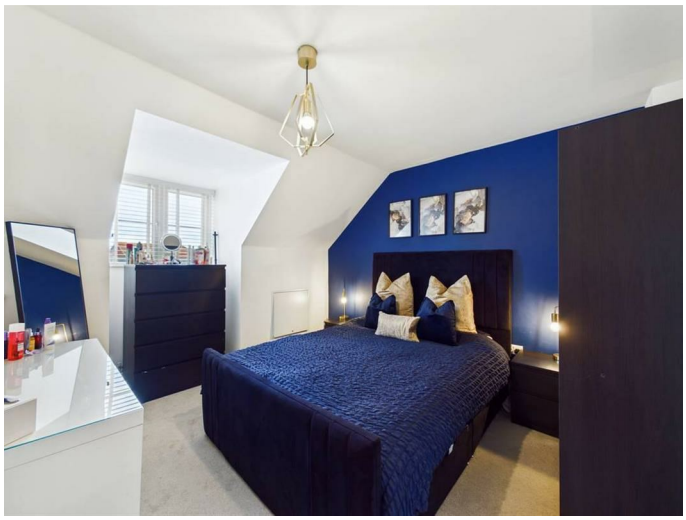
Bathroom
6'4" x 6'5" (1.92 x 1.95)

White suite comprising of panel bath with chrome mixer tap and shower attachment. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator.

Hallway
3'1" x 7'12" (0.95 x 2.43)

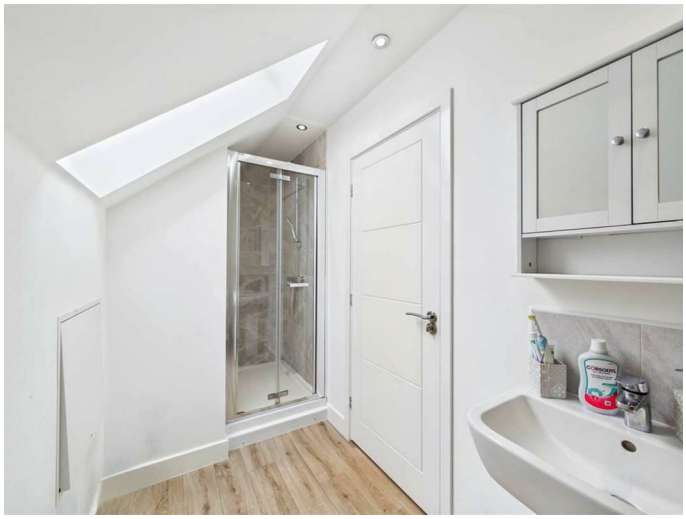
Stairs leading to the second floor. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom One
10'4" x 11'2" (3.16 x 3.40)



Access to en suite. Carpeted throughout. Central heated radiator. UPVC double glazed skylight to the front aspect.

En Suite
13'3" x 4'8" (4.04 x 1.41)



White suite comprising of shower cubicle with mins feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed skylight to the rear aspect.

Externally

A semi detached property with a double driveway providing

off-road parking for two vehicles, complemented by a low-maintenance gravelled forecourt and paved pathway leading to the main entrance. The property enjoys a modern and well-presented exterior within this sought-after residential development.
Enclosed rear garden mainly laid to lawn with fenced boundaries offering a good degree of privacy. The garden features a paved patio, decorative stone borders and ample space for outdoor entertaining, children's play equipment or further landscaping to suit individual tastes.

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.

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.

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:

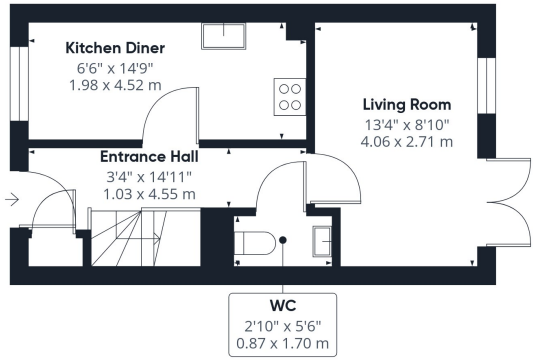
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

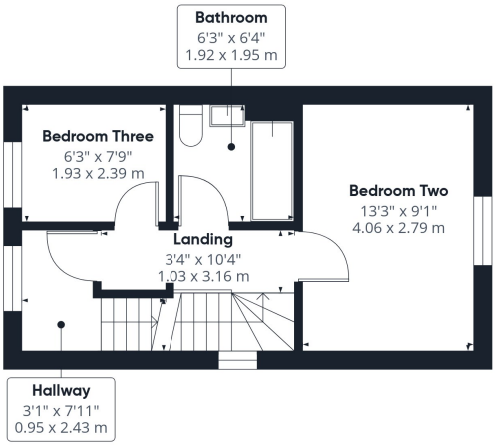
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

TENURE AND COUNCIL TAX BANDING

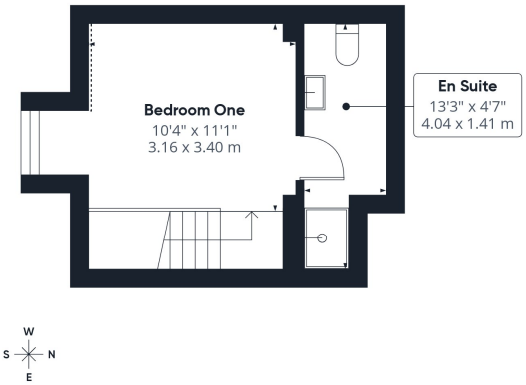
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



Floor 0



Floor 1



Floor 2

Approximate total area(1)

759 ft^2

70.5 m^2

Reduced headroom

1 ft^2

0.1 m^2

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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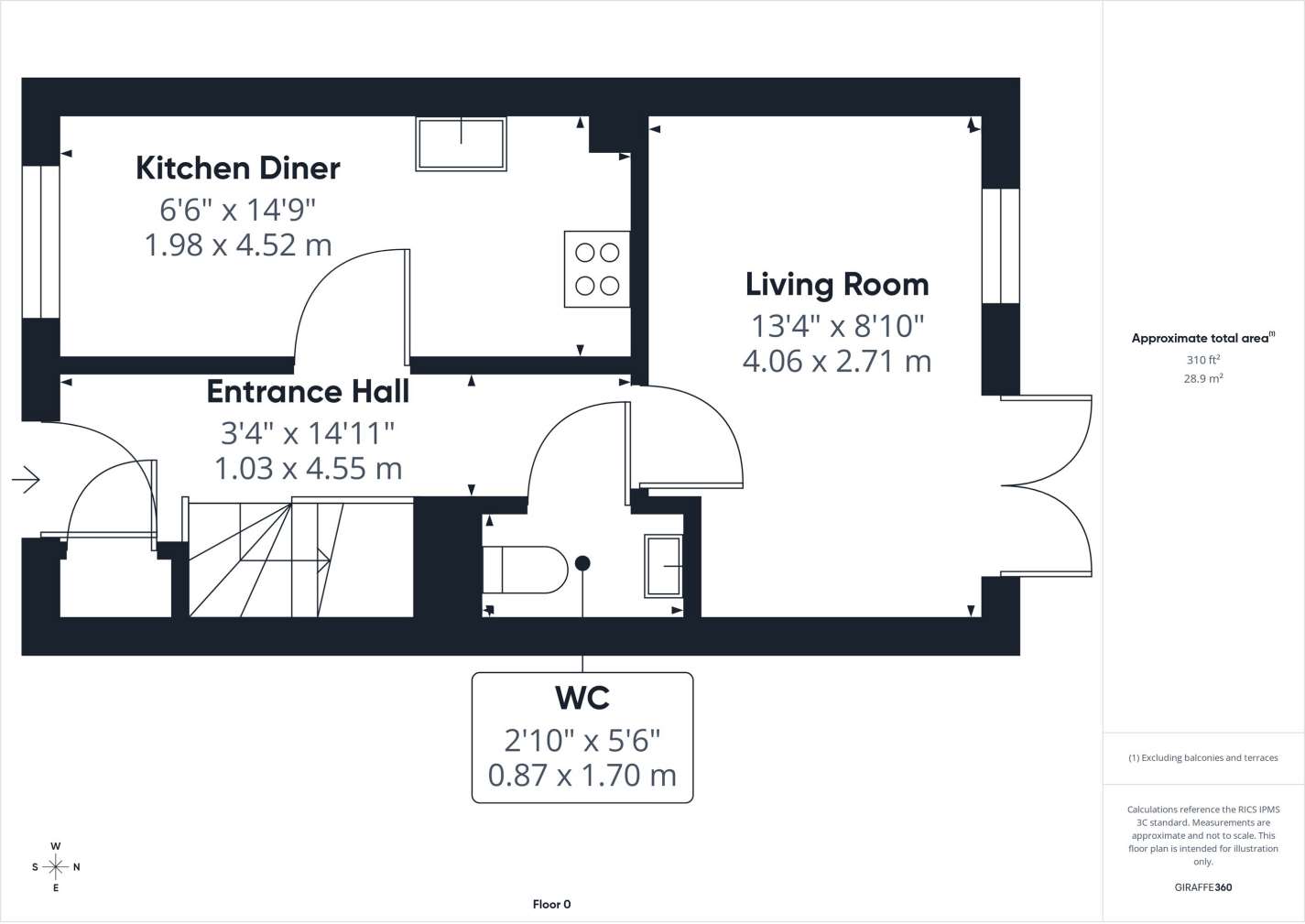
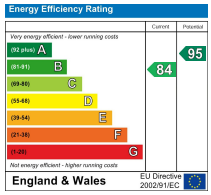
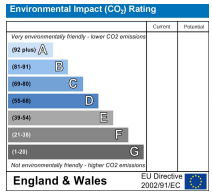


T 01977 791133
W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB
pontefract@parkrow.co.uk





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