

...Your proactive estate agent



**Askam Avenue, Pontefract, WF8 2PN**  
**Offers In Excess Of £160,000**

**Park Row**

LIVING AND DINING ROOMS\*\*MODERN BATHROOM\*\*AMPLE OFF STREET PARKING\*\* CLOSE TO LOCAL AMENITIES. Situated in Pontefract this property briefly comprises: entrance hallway, lounge, dining room and kitchen. To the first floor are three bedrooms and bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF PROPERTY ON OFFER. CALL 7 DAYS A WEEK TO ARRANGE A VIEWING. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.



## GROUND FLOOR ACCOMMODATION

### Entrance

uPVC entrance door leading into:

### Entrance Hallway

**4.20m x 2.12m (13'9" x 6'11" )**

Staircase giving access to the first floor accommodation, uPVC double glazed window to the side elevation, central heating radiator, smoke alarm and handy understairs storage cupboard and doors leading off.

### Living Room

**4.08m x 3.72 (13'4" x 12'2" )**

uPVC double glazed window to the front elevation, central heating radiator and television point.

### Dining Room

**6.02m x 3.21m (19'9" x 10'6" )**

Central heating radiator, uPVC double glazed doors giving access to the rear garden and uPVC double glazed frosted window to the side elevation. Door leading to:

### Kitchen

**3.68m x 2.95m (12'0" x 9'8" )**

Having base and wall units with chrome handles, roll top laminated work tops. Four ring electric hob with brushed steel splashback and matching electric extractor over with built-in downlighters. Plumbing for automatic washing machine. Single drainer sink with chrome mixer tap over. Space for dryer and further plumbing for dishwasher. uPVC double glazed windows to the rear and side elevations. uPVC stable door with double glazed frosted panel to the top half gives access to the side elevation. Built-in storage cupboard, access to the loft, wall mounted electric heater.

## FIRST FLOOR ACCOMMODATION

### Landing

uPVC double glazed frosted window to the side elevation, full height built-in storage cupboards, access to the loft and doors leading off.

### Bedroom One

**4.23m x 3.46m (13'10" x 11'4" )**

Central heating radiator, uPVC double glazed window to the rear elevation with views over open fields.

### Bedroom Two

**3.47max x 3.06m (11'4"ax x 10'0" )**

Full height built-in triple wardrobes in a timber finish with two mirrored fronts. Single central heating radiator, uPVC double glazed window to front elevation.

### Bedroom Three

**3.12m x 2.49m (10'2" x 8'2" )**

Central heating radiator, uPVC double glazed frosted window to the front elevation and built-in shelving units.

### Family Bathroom

**2.41m x 1.72m (7'10" x 5'7" )**

Having a four piece white suite comprising: panel bath with chrome mixer tap over, pedestal wash hand basin with chrome mixer tap over and close coupled w.c. Quadrant shower cubicle with curved sliding glass door with chrome handles, housing mains shower with chrome fittings. Wet walling to ceiling height within the shower enclosure to ceiling height and the remainder of the bathroom is tiled to ceiling height to all walls. Chrome ceiling downlighters, uPVC double glazed frosted window to the rear elevation and chrome heated towel rail.

### EXTERIOR

### Front

Dwarf brick wall with decorative timber work above, wrought iron vehicular access gates giving access to the tarmac parking area. Herbaceous border and concrete driveway giving access down the side of the property. Enclosed to the right with perimeter fence and outside tap. Leads to detached garage with up and over door. Timber gate gives access to:

### Rear

Enclosed with perimeter fence, laid to lawn with concrete patio and pedestrian access door to the garage.

## 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 :

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

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## **TENURE, LOCAL AUTHORITY AND TAX BANDING**

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.

## **UTILITIES, BROADBAND AND MOBILE COVERAGE**

Electricity: MAINS

Gas: MAINS

Sewerage: MAINS

Water: MAINS

Broadband: ULTRAFAST

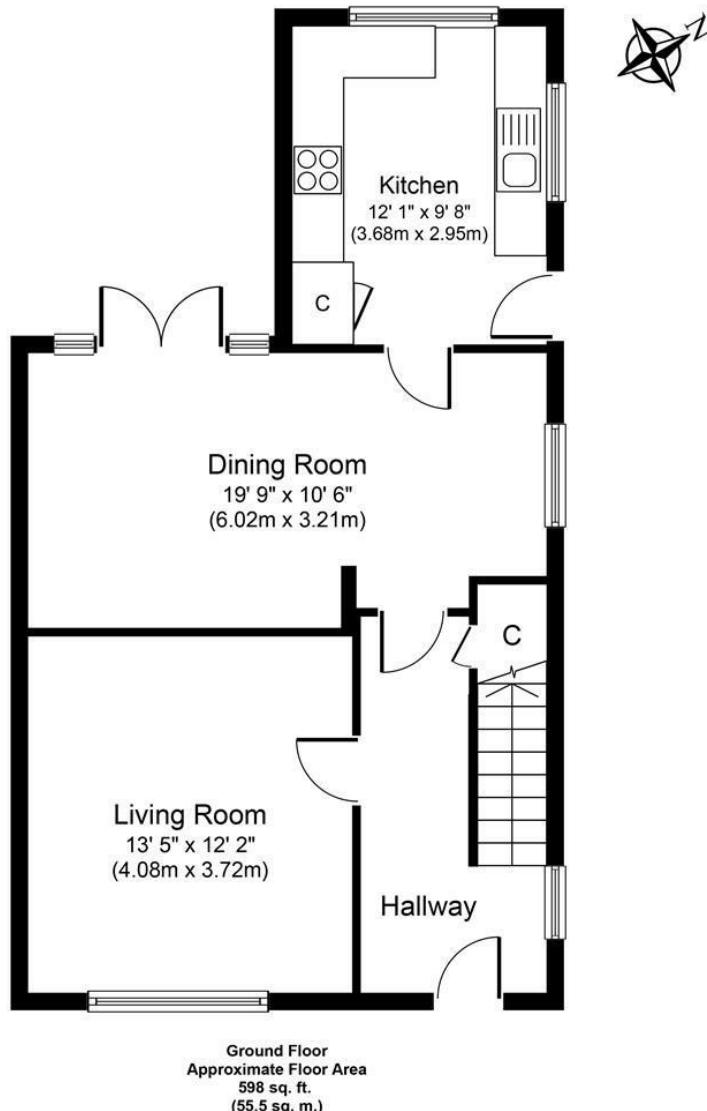
Mobile: 5G

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.

## **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.



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.

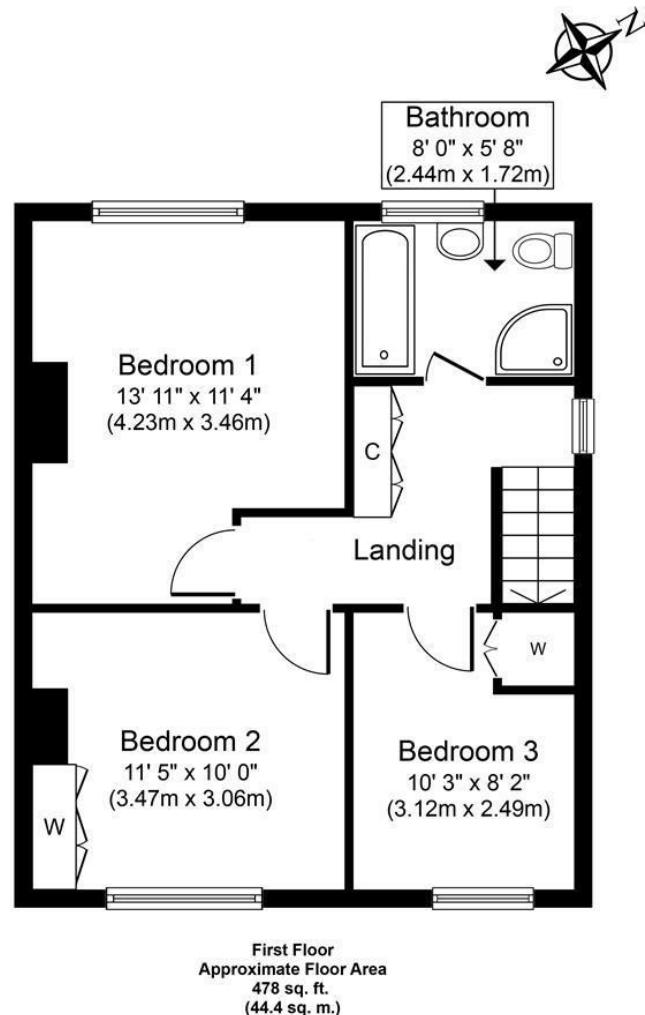
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Present	Current	Present
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (green)	83	B (blue)	
B	70	C	
C	64	D	
D	58	E	
E	52	F	
F	46	G	
G (orange)	40		
An 'A' is energy efficient - higher running costs		An 'A' is environmentally friendly - lower CO <sub>2</sub> emissions	
EU Directive 2009/125/EC		EU Directive 2009/125/EC	
England & Wales		England & Wales	

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