...Your proactive estate agent

Cherry Tree Walk, Knottingley, WF11 0LE

Offers Over £60,000

Park Row

GROUND FLOOR APARTMENT**OPEN PLAN LIVING KITCHEN. Situated in Knottingley this property briefly comprises: entrance hallway, open plan living kitchen, dressing room, bedroom and family bathroom. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE LOCATION 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
Security door leading into:

Entrance Hallway
2.01m x 1.07m (6'7" x 3'6")
Having electric heater and doors leading off.

Open Plan Kitchen/Living Area
5.62m x 2.96m (18'5" x 9'8")
Having base and wall units in a beech effect finish with decorative handles, roll top laminated work tops with matching splashbacks. Stainless steel sink with chrome mixer tap over. Four ring brushed steel inset electric hob with brushed steel splashback and matching electric extractor over with built-in downlighters and fan assisted electric oven. Built-in breakfast bar, wall mounted extractor, integrated fridge, freezer and washing machine. UPVC double glazed window to the side elevation and uPVC double glazed sliding patio doors with 'Juliet' balcony to the front. Electric wall heater and telephone intercom to the main door. Ceiling downlighters.

Dressing Area
1.84m x 1.00m (6'0" x 3'3")
With space for wardrobe and buit-in storage cupboard housing the hot water cylinder. Archway leads through to:

Bedroom
2.83m x 2.73m (9'3" x 8'11")
UPVC double glazed window to the front elevation, television point and electric heater.

Family Bathroom
1.97m x 1.95m (6'5" x 6'4")
Having modern white suite comprising: panel bath with chrome taps over and mains shower above with chrome fittings. Vanity wash hand basin with chrome taps over and tiled splashbacks with beech effect storage cupboard beneath with chrome handles. Low Flush w.c with concealed cistern in a wood grain effect with matching shelving area and tiled splashback. Chrome heated towel rail, electric extractor and shaver point.

EXTERIOR

Communal Garden Area
Enclosed communal garden area.

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: Leasehold
Local Authority: Wakefield Coucnil
Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or

The Property Ombudsman

Park Row

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: None
Sewerage: Mains
Water: Mains

Broadband: Superfast
Mobile: 4G

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.

The Property Ombudsman

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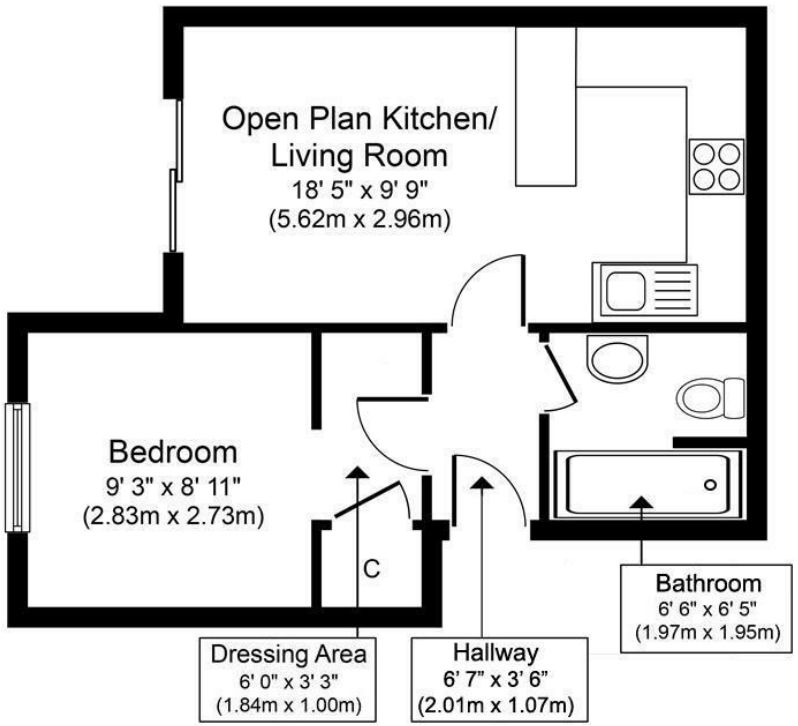

Approximate Floor Area
365 sq. ft.
(33.9 sq. m.)

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. 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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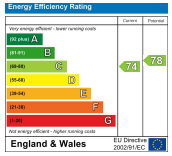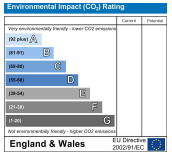
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