

Park Row

The proactive estate agent



West Park Homes, Darrington, Pontefract, WF8 3HY

Offers Over £70,000



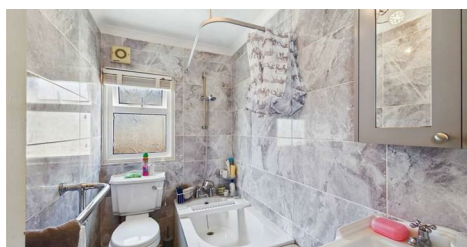
Situated on the sought-after West Park Homes site in the desirable village of Darrington, this well-positioned two-bedroom park home offers an excellent opportunity for those seeking a peaceful and manageable home within a popular over 50's development.

Available with no onward chain, the property is ideal for buyers looking to downsize or enjoy a quieter pace of life in a friendly residential setting. Externally, the home benefits from a small, low-maintenance shared garden along with a private driveway, providing both convenience and practicality.

The development itself is highly regarded and perfectly placed for access to a range of nearby amenities, including the local village pub, shop, and excellent road links via the A1 motorway, making it well connected whilst still enjoying a village atmosphere.

Park homes continue to be an increasingly popular choice for retirement living and downsizing, and this property is no exception.

Early viewings are highly recommended to fully appreciate everything this park home has to offer.



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Front Exterior



To the front of the property is a paved area with steps leading to both the porch and entrance hall as well as a driveway with space for two cars.

Hallway

8'2" x 3'5" (2.48 x 1.04)

Access to both bedrooms, bathroom and the kitchen diner. Wood effect flooring. Central heated radiator.

Living Room

12' x 11'5" (3.67 x 3.48)



Feature fire with hearth and surround. UPVC door leading out to the front of the property. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the front and side elevations.

Kitchen Diner

7'3" x 11'5" (2.22 x 3.47)



Range of high and low level kitchen units with integrated appliances including oven with four ring hob and extractor hood over. Space for fridge. Option to reconnect plumbing for washing machine. One and half bowl sink with drainer and chrome tap over. Access to pantry cupboard. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front and rear.

Bedroom One

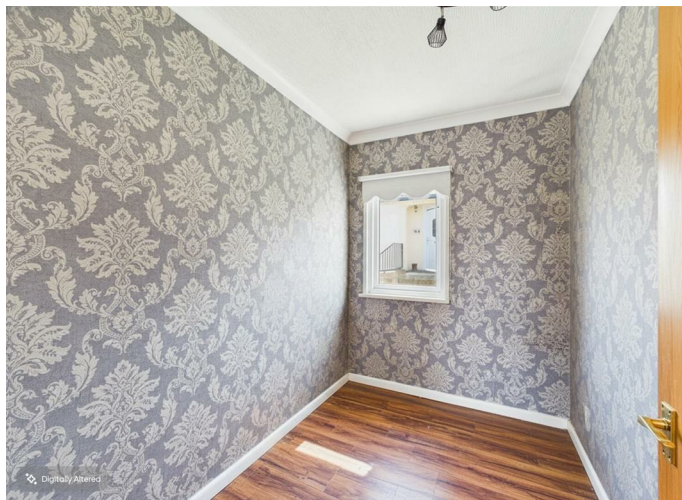
7'4" x 9'3" (2.23 x 2.83)



Built in wardrobes for storage. Laminate flooring. Central heated radiator. UPVC double glazed window to the side elevation.

Bedroom Two

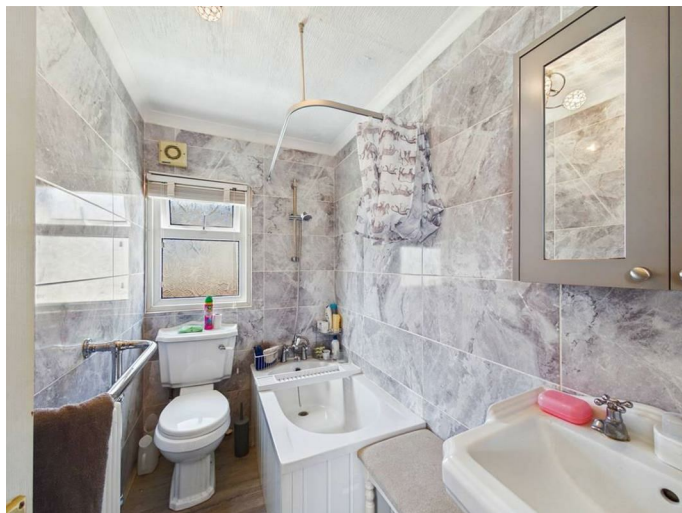
5'6" x 7'11" (1.68 x 2.42)



Wood effect flooring. UPVC double glazed window to the rear.

Bathroom

4'6" x 7'9" (1.38 x 2.36)



White suite comprising of WC with low level flush. Panel bath with chrome taps and mains feed shower. Wash hand basin with chrome taps. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear.

Rear



To the rear of the property is a shared area mainly laid to lawn giving space for garden furniture. Outside piping for hose.

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.



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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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