Park Row

The proactive estate agent



# Fairfield Avenue, Pontefract, WF8 4DY

**Offers Over £160,000**

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## Lead In

A fantastic opportunity has arisen to purchase this three bedroom end-terrace property, situated on a sought-after residential street within walking distance of Pontefract town centre, local primary schools and both high schools.

Beautifully presented in a neutral and well-maintained condition throughout, this attractive home is ready to move straight into and is sure to appeal to a wide range of buyers, particularly first-time buyers, young families and those looking for a conveniently located home close to the heart of Pontefract.

Much larger than its external appearance might suggest, the ground floor offers generous reception space with a separate lounge and dining room, together with a fitted kitchen and access to the enclosed rear garden.

To the first floor are two generous double bedrooms, a further single bedroom and the house bathroom, providing practical and well-proportioned accommodation for couples and families alike.

Externally, the property benefits from an enclosed rear garden, while on-street parking is available to the front.

One of the property's biggest advantages is its location. Pontefract town centre is within walking distance, along with excellent local schools, shops, amenities and transport connections.

Homes within this area tend to sell quickly, and with its spacious room sizes, modern interior and excellent town-centre location, early viewing is highly recommended to fully appreciate the accommodation on offer.

## Entrance Hall

3'1" x 11'9" (0.94 x 3.59)

Access to the living room. Wood effect flooring. Central heated radiator.

## Living Room Diner

12'4" x 26'5" (3.76 x 8.06)





Access to under stairs storage cupboard, kitchen and stairs leading to the first floor. Wood effect flooring. Central heated radiators. UPVC double glazed French doors leading to the rear garden. UPVC double glazed window to the front elevation.

## Kitchen

6'11" x 6'7" (2.10 x 2.01)



A modern range of high and low level kitchen units with integrated appliances including oven, hob, extractor hood and fridge. Plumbing for a washing machine. Sink with drainer and chrome mixer tap. Wood effect flooring. UPVC double glazed door giving access to the rear garden. UPVC double glazed window to the rear elevation.

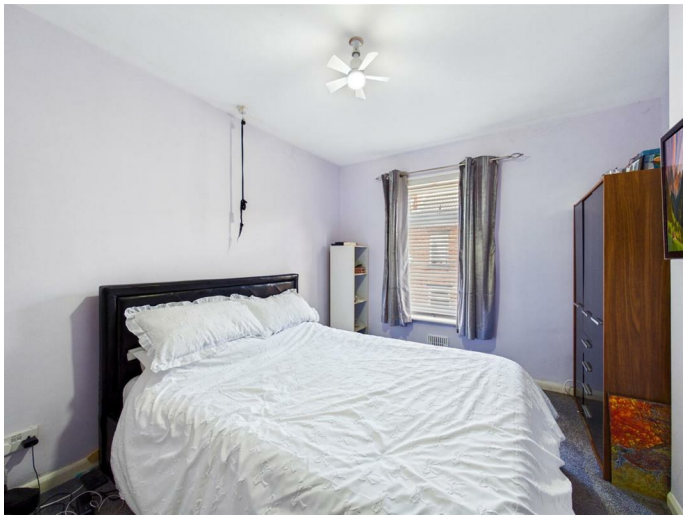
## Landing

10'4" x 2'6" (3.16 x 0.75)

Access to all three bedrooms, bathroom and the loft. Carpeted throughout.

## Bedroom One

10' x 11'11" (3.05 x 3.62)



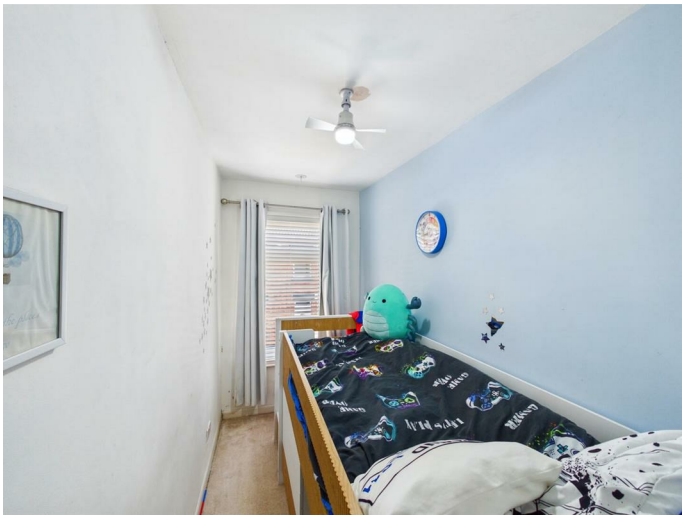
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

## Bedroom Two
6'9" x 10'12" (2.06 x 3.35)



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

## Bedroom Three
5'2" x 11'11" (1.57 x 3.63)



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

## Bathroom
5'4" x 13'10" (1.62 x 4.21)



White suite comprising of panel bath with shower screen and chrome taps with shower attachment and mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Partly tiled walls. Fitted storage cupboards. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.

## External



The property is an attractive three-bedroom end-terrace home, set behind a traditional painted brick frontage.

To the rear is a generous enclosed garden designed with ease of maintenance in mind. The garden is predominantly laid with artificial lawn and benefits from a raised timber deck immediately outside the property, providing an ideal space for outdoor seating and entertaining.

## 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.





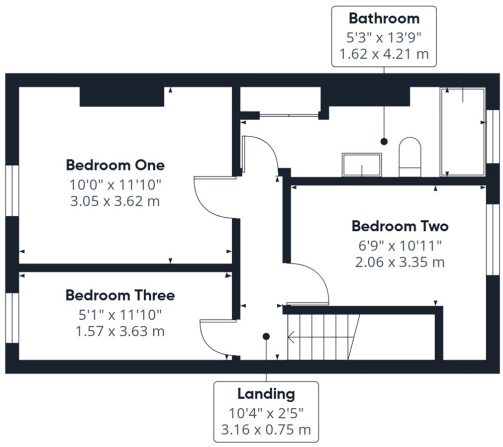








Floor 0




Floor 1

**Approximate total area**(1)

748 ft²

69.5 m²

(1) Excluding balconies and terraces

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

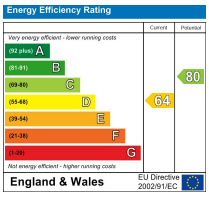
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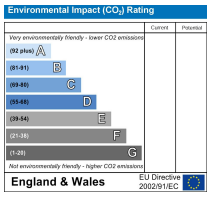
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