

...Your proactive estate agent



**Calder Mount, Crigglestone, Wakefield, WF4 3ED**  
**Offers Over £150,000**

**Park Row**

\*\*TWO BEDROOMS\*\*GARDENS TO FRONT AND REAR\*\*CLOSE TO LOCAL AMENITIES\*\* Situated in Crigglestone Wakefield this property briefly comprises: lounge, kitchen two bedrooms and bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE 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

### LOUNGE

**3.27 x 5.10 (10'8" x 16'8")**

White uPVC double glazed windows to rear elevation, gas central heating radiator, laminated flooring and gas fireplace. Telephone and television points.



### KITCHEN

**2.99 x 2.69 (9'9" x 8'9")**

Having a range of wall and base units in wood effect, roll top laminated worktops, one and a half bowl stainless steel sink and drainer with chrome mixer tap and white uPVC double glazed window to front elevation. Integrated appliances include: electric oven, four ring gas hob and extractor fan. Space and plumbing for washing machine and fridge freezer.



### BEDROOM ONE

**3.65 x 3.20 (11'11" x 10'5")**

White uPVC double glazed window to rear elevation, gas central heating radiator and wooden flooring.



### BEDROOM TWO

**2.70 x 2.50 (8'10" x 8'2")**

White uPVC double glazed window to front elevation, gas central heating radiator, wooden flooring and built in storage.



## BATHROOM

**2.32 x 1.68 (7'7" x 5'6")**

Four piece suite comprising: pedestal wash hand basin with hot and cold taps, corner shower cubicle with electric shower, low level flush W.C. and paneled bathtub with hot and cold taps. White uPVC double glazed frosted window to front elevation and fully tiled walls.



## EXTERIOR

### FRONT

To the front of the property is access to a garage with up and over door, lawn area and footpath to white uPVC entrance door.



### REAR

The rear of the property is mainly laid to lawn and fenced for privacy.



### 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.

## **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

## **TENURE AND COUNCIL TAX BANDING**

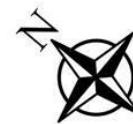
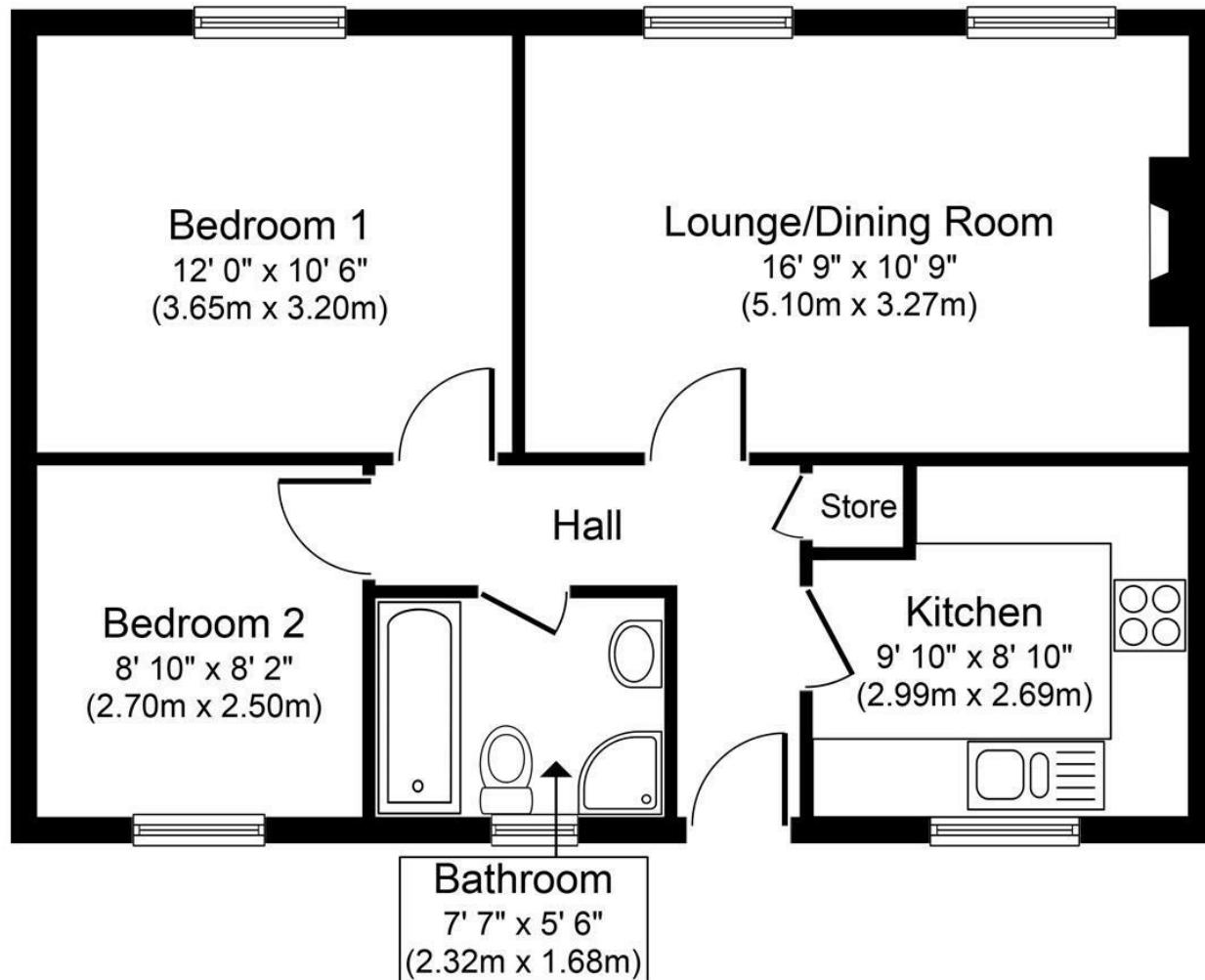
Please note: The Tenure and Council Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## **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.



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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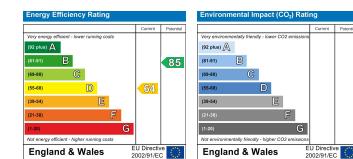
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