

...Your proactive estate agent



Herriot Mews, Castleford, WF10 3PL
Offers Over £180,000

Park Row

The home is presented in immaculate condition throughout, offering a blend of comfort, style, and practicality. The spacious interior features a welcoming entrance hall, a bright and airy living area, a modern fitted kitchen, and three generously sized bedrooms. The décor is tasteful and neutral, ready for a new owner to move straight in.

Externally, the property benefits from a private rear garden—perfect for relaxing or entertaining—while the front offers a driveway and garden, providing ample off-street parking.



GROUND FLOOR ACCOMMODATION

Entrance hall

Front entrance door leads into the hallway. Given access into the lounge and up to the first floor. Gas central heated radiator.

Lounge

UPVC double glazed window to the front and side elevation, gas central heated radiator fireplace with gas fire hearth and surround. Door into the kitchen.

Kitchen

Wall and base kitchen units with complementary laminate work surfaces over, electric oven gas hob and extractor fan above. The walls are partially tiled. There is space for a dishwasher and washing machine and fridge. Under stair storage cupboard, gas central heated radiator. And the outside door will lead you to the rear garden.

Landing

The landing provides access to 3 bedrooms a bathroom, storage cupboard and the loft.

Bedroom one

UPVC double glazed windows to the front elevation. Fitted wardrobe with slide in mirror glass. Gas central heated radiator.

Bedroom two

UPVC double glazed window to the rear elevation. Gas central heated radiator.

Bedroom three

UPVC double glaze window to the rear elevation, gas central heated radiator

Bathroom

Bath with electric shower over and glass partition screen. Toilet, sink, chrome heated towel rail and a wall mounted vanity cupboard. There is an extractor fan. UPVC double glazed window to the side elevation the walls are partly tiled.

Rear garden

The garden is mainly laid to lawn with borders for plants and shrubs.

Front garden

The front garden is lawned with a side driveway which leads to the rear.

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:

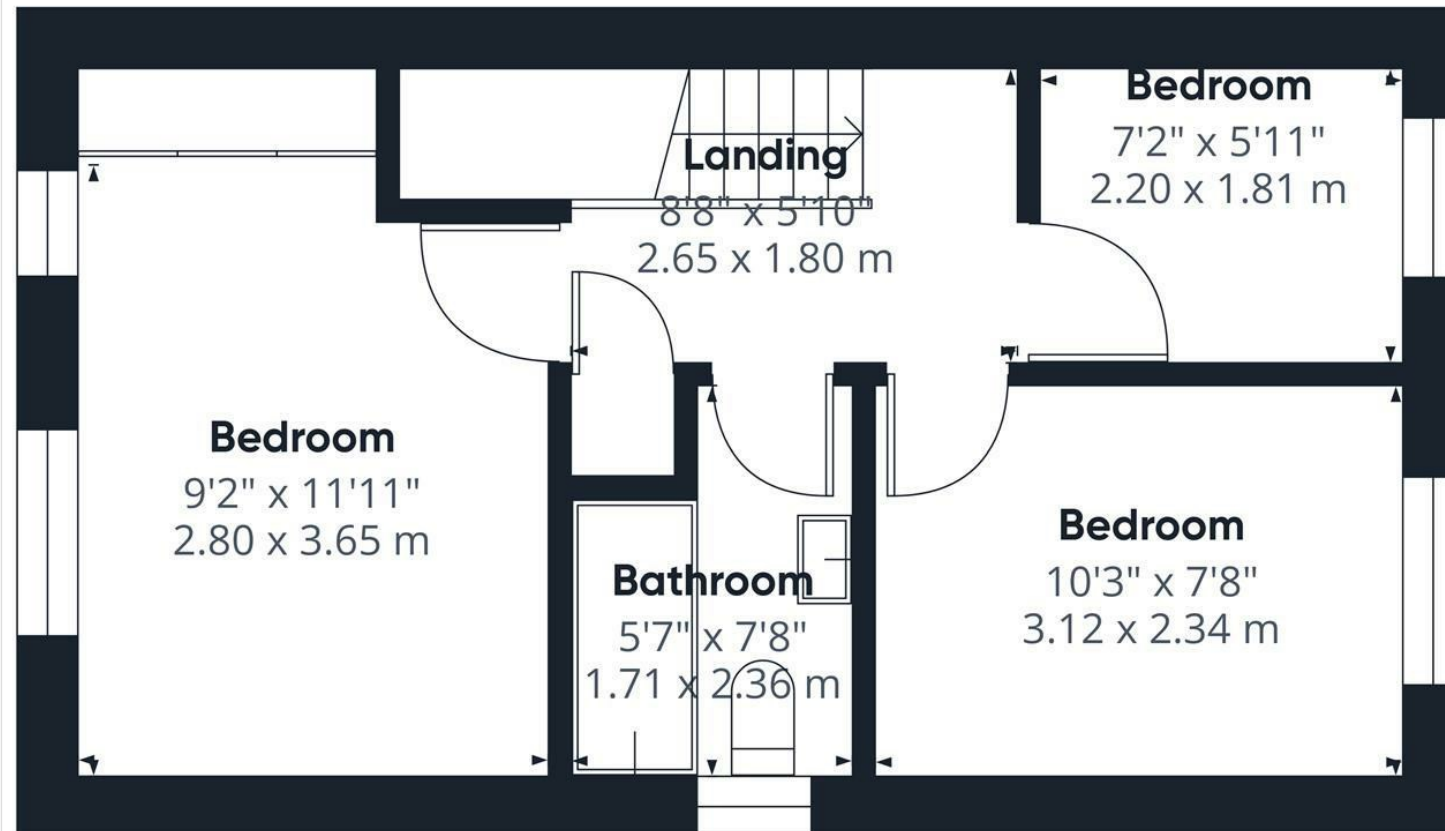
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



Floor 1

Approximate total area⁽¹⁾
315 ft²
29.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

664 ft²
61.7 m²

(1) Excluding balconies and terraces

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