

Park Row



Nunns Lane, Featherstone, Pontefract, WF7 5HF

Offers Over £240,000



CONSERVATORY** GOOD SIZED OPEN PLAN KITCHEN DINER** SINGLE GARAGE. Situated in Featherstone this property briefly comprises: entrance hallway, lounge, open plan kitchen diner, conservatory, bedroom three with shower, sink and w.c. To the first floor are two bedrooms and family bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS A WEEK 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

Composite entrance door with four double glazed frosted panels leading into:

Entrance Hall

Having handy understairs storage cupboard, staircase giving access to the first floor accommodation with timber spindles and balustrade. Central heating radiator and uPVC double glazed window to the rear elevation. Doors leading off.

Lounge

15'0" x 12'0" (4.59m x 3.68m)



Having an inset electric fire with decorative pebbles and uPVC double glazed leded window to the front elevation. Television point, coving and central heating radiator.



Open Plan Kitchen Diner

23'9" x 10'5" (7.26m x 3.18m)



Having base, wall and tall units in a light oak finish with decorative twist handles. Roll top laminated work tops and tiling between units. Single drainer sink with chrome mixer tap over, plumbing for automatic washing machine and dishwasher. Integrated fridge and freezer. Base and gas/electric supply for freestanding range and 'Rangemaster' electric extractor over with built-in downlighters. Built-in breakfast bar. Laminate wood flooring, coving and uPVC double glazed leded window to the front elevation. Modern tall radiator. To the dining area there is an inset log burning fire, laminate wood flooring, coving and modern tall radiator. Treble bi fold timber glazed doors give access to:



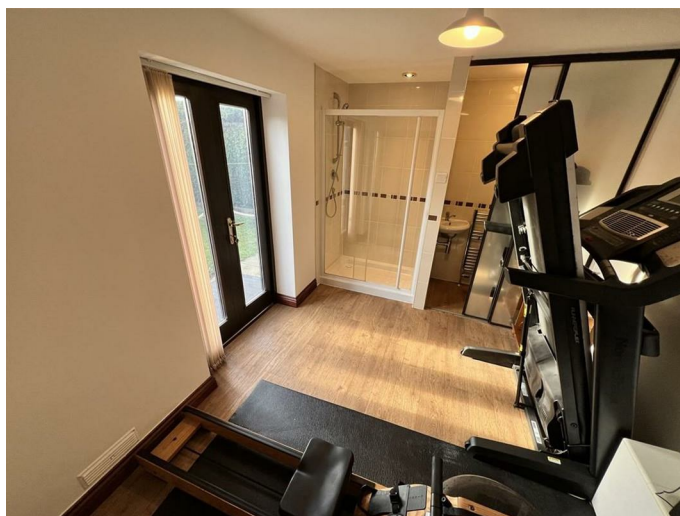


windows to three sides, polycarbonate pitched roof. Modern tall central heating radiator. Double glazed double door give access to the rear decking area. Ceiling fan and light combination.

Bedroom Three

12'7" x 8'5" (3.86 x 2.59)

Having laminate wood flooring, double glazed hardwood patio doors give access to the rear garden. Central heating radiator, oversized shower cubicle housing mains shower with chrome fittings, tiled to ceiling height, electric extractor over and sliding door. Further sliding door leads to toilet and sink combination both in white with close coupled w.c and wall mounted corner wash hand basin with chrome mixer tap over, chrome heated towel rail and tiled to ceiling height to all walls.



Conservatory

10'5" x 8'11" (3.18m x 2.74m)



Having laminate wood flooring, timber double glazed

FIRST FLOOR ACCOMMODATION

Landing

With timber spindles and balustrade, storage cupboard and doors leading off.

Bedroom One

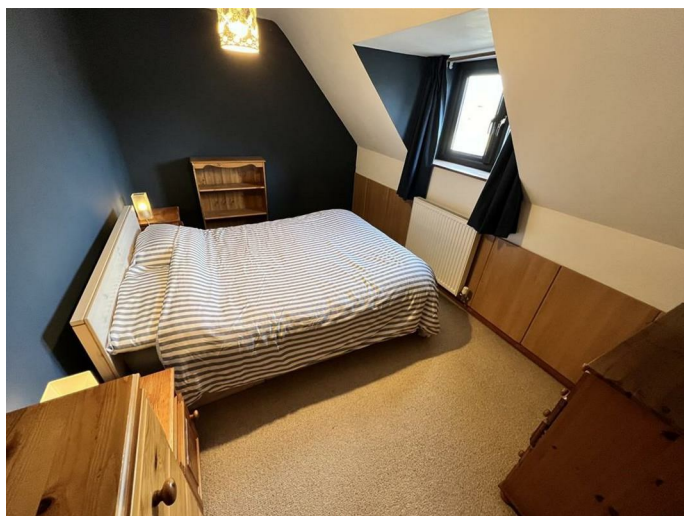
12'2" to robes x 10'5" (3.72 to robes x 3.20m)



Having full length fitted wardrobes to one wall in a timber and glass finish, comprising: four sliding doors. Laminate wood flooring, uPVC double glazed window to the front and side elevations. Central heating radiator.

Bedroom Two

12'9" x 8'9" (3.89m x 2.67m)



With uPVC double glazed window to the front elevation, central heating radiator and under eaves storage.

Family Bathroom

12'8" x 6'7" (3.87m x 2.03m)



With open shower cubicle housing mains shower with chrome fittings. Corner bath with corner mounted chrome mixer tap over and wall mounted closed coupled w.c with concealed cistern. Semi pedestal wash hand basin with chrome mixer tap over. Chrome heated towel rail, velux style timber double glazed window to the rear elevation. Tiled to ceiling height to all walls and has further uPVC double glazed window to the side elevation. Ceiling downlighters and access to the loft (we understand from the vendors that the loft has the benefit of a drop down aluminium ladder and is partially boarded). Ceramic tiled flooring.

EXTERIOR

Front



Enclosed with dwarf brick wall with decorative iron work above, pedestrian wrought iron access gate leads to a herringbone block paved pathway which gives access to the front door with inset storm porch and courtesy lantern. Flanked either side by lawned area. Twin vehicular access gates give access to further herringbone block paved off

street parking area that leads to the garage with timber doors, power and light connected. Timber pedestrian access gate gives access to the rear. Further brick archway with wrought iron pedestrian access gate gives access to the side elevation.

Rear



Enclosed with trimmed coniferous hedging, mainly laid to lawn with raised decking area and herbaceous features. Garage has pedestrian side door, outside tap and window to the rear. Concrete pathway gives access to the side.



Side

Fully enclosed with coniferous and regular hedging, off street parking for two/three vehicles and twin wrought iron vehicular access gates.

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: Freehold

Local Authority: Wakefield Council

Tax Banding: D

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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains and Solar panels*

Heating: Mains Gas

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

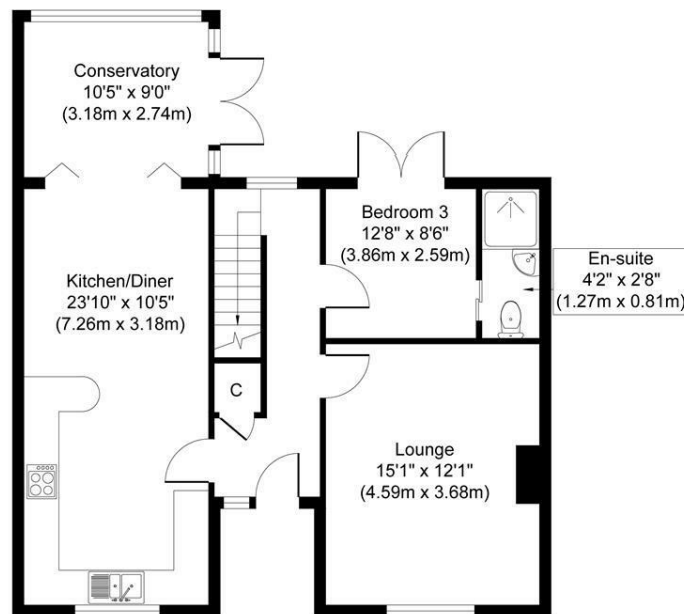
*Solar Panels - please note that the solar panels are owned and we have been advised by the vendor that they bring in approximately £700 per annum from the grid.

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.

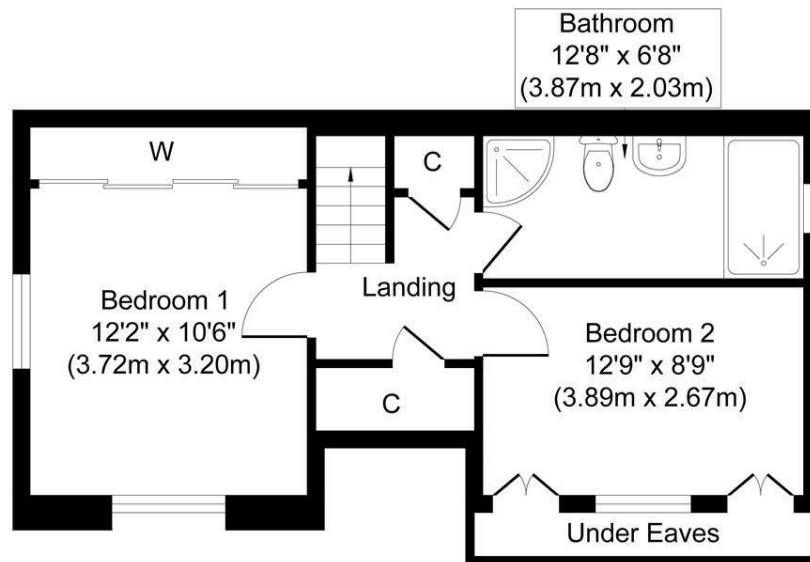
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
741 sq. ft
(68.85 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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First Floor
Approximate Floor Area
381 sq. ft
(35.40 sq. m)

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