

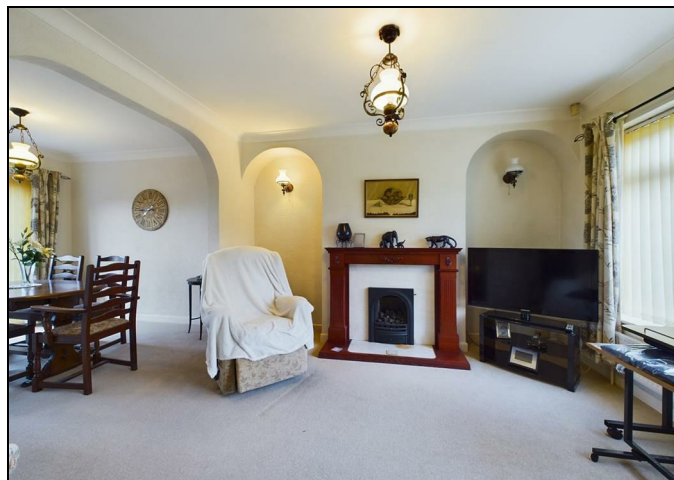
...Your proactive estate agent



Broomhill, Castleford, WF10 4QR
Offers In Excess Of £200,000

Park Row

The bungalow features a generous layout, complemented by well-maintained front and rear gardens that provide excellent outdoor space for relaxation or gardening enthusiasts. Additionally, the property benefits from a garage, offering practical storage or secure parking. Being sold with no onward chain, this property is ideal for those seeking a straightforward purchase. Viewings are highly recommended to fully appreciate the size and potential of this charming home. Don't miss this opportunity!



GROUND FLOOR ACCOMMODATION

Entrance Porch

UPVC entrance door with a side glazed panel. Porch leads to the main door.

Entrance Hall

UPVC double glazed entrance door leads into the hallway. The hallway feeds access to all rooms of this property which include lounge diner kitchen bathroom, bedroom one and bedroom two. There is a gas central heated radiator storage cupboard and a loft access.

Lounge/ Dining Room

This room is open aspect to the front and rear elevations with double glazed window to the front and double glazed patio door to the rear which leads onto the garden. There are central heated radiators a fireplace with a surround and wall lights.

Kitchen

Wooden wall and base units incorporating useful drawers. Work surfaces over, ceramic sink drainer and mixer tap. The walls are fully tiled. Plumbing for an automatic washing machine. There is an integral fridge and separate freezer electric oven and a gas hob. UPVC double glazed window to the rear elevation and the UPVC door which leads to the rear aspect.

Bathroom

UPVC double glaze window to the side elevation fully tiled room with toilet sink and fitted bath with mixer taps. Gas central heated radiator

Bedroom One

UPVC double glazed window to the front elevation. Fitted wardrobes with overhead storage and vanity drawers. Gas central heated radiator.

Bedroom Two

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

Front Garden

Landscapes with mature plants and shrubs decorative paved driveway and path leads to the side and the front of the property. The driveway is enclosed with double gates and leads down to the attached garage.

Garage

Up and over door.

Rear Garden

Decorative paved patio area and steps leading down to the lawn garden greenhouse planting area and garden sheds. There are mature shrubs and trees and side access to the property.

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:

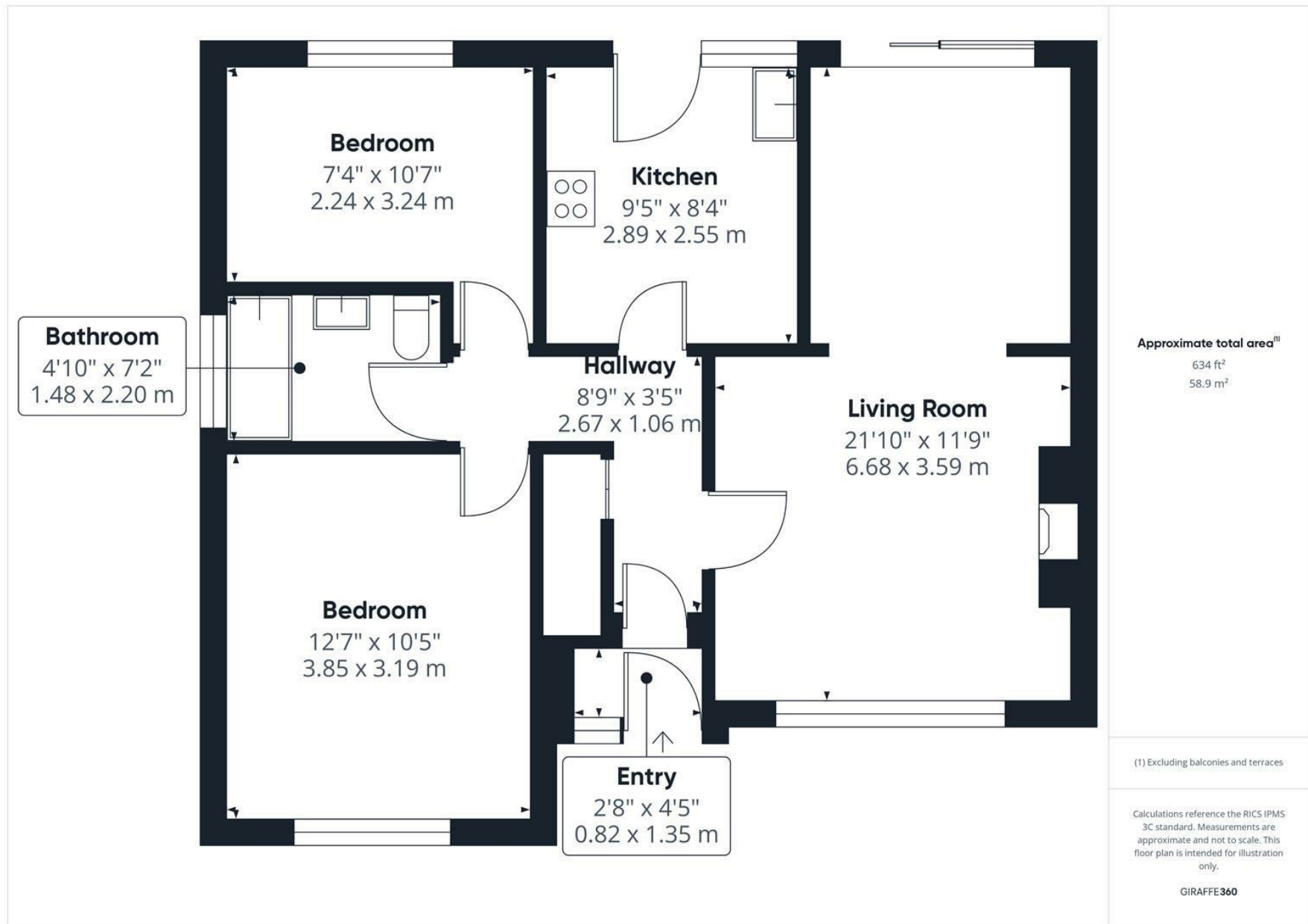
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRAC - 01977 791133

CASTLEFORD - 01977 558480



T 01977 791133

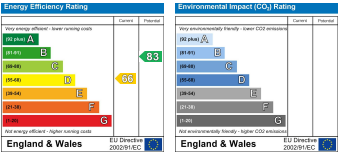
W www.parkrow.co.uk

17-19 Cornmarket, Pontefract, West Yorkshire, WF8 1AN

pontefract@parkrow.co.uk

Park Row

T 01977 791133
W www.parkrow.co.uk
17-19 Cornmarket, Pontefract, West Yorkshire, WF8 1AN
pontefract@parkrow.co.uk



Park Row