

...Your proactive estate agent



Dandy Mill Avenue, Pontefract, WF8 2JY
£190,000

Park Row

****THREE BEDROOMS**SOUTH FACING REAR GARDEN**** This semi detached family home situated in Pontefract briefly comprises: Lounge, Kitchen and Breakfast Area. To the first floor are three bedrooms, and a Family Bathroom. Externally, the property benefits from off street parking, garage and a rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECAITE THE POSITION 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'.**



PROPERTY SUMMARY

Welcome to Dandy Mill Avenue, Pontefract - a charming location that could be the setting for your new home! This delightful semi-detached house boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 3 bedrooms, there's ample space for the whole family to unwind and make memories.

The property features a well-presented bathroom and parking is a breeze with a driveway and garage, making coming home after a long day out a stress-free experience.

Don't miss out on the opportunity to make this charming house your home - book a viewing today and step into the beginning of a new chapter in the heart of Pontefract!

GROUND FLOOR ACCOMMODATION

Entrance

UPVC entrance door with double glazed frosted panel leading into:

Entrance Hallway

Laminate wood flooring, central heating radiator, staircase giving access to the first floor accommodation and door leading through to:

Living Room

8.10 max x 3.84 max (26'6" max x 12'7" max)

Feature electric fireplace in a brushed steel finish with decorative pebbles and grey surround with built-in display shelving. UPVC double glazed windows to the front and rear elevations. Laminate wood flooring, television point and central heating radiators. Door leads through to:



Breakfast Room

3.19m x 2.23m (10'5" x 7'3")

UPVC stable door with double glazed frosted panel to the top half and full height frosted window adjacent. Storage cupboard and aperture leading to:

FIRST FLOOR ACCOMMODATION

Landing

UPVC double glazed window to the side elevation, access to loft and doors leading off.

Bedroom One

4.50m x 2.74m (14'9" x 8'11")

Having built-in bedroom furniture comprising: two double wardrobes, dressing table with drawer and unit above with built-in mirror. Central heating radiator, uPVC double glazed window to the front elevation.



Kitchen

2.93m x 2.35m (9'7" x 7'8")

With base, wall and display units in a beech finish with roll top laminated worktops. Four ring gas hob with stainless steel splashback. Plumbing for automatic washing machine and dishwasher. One and a half drainer sink with chrome mixer taps over. Tiling between units, uPVC double glazed window to the rear elevation and ceiling downlighters.



Bedroom Two

3.59m x 2.74m (11'9" x 8'11")

Central heating radiator, uPVC double glazed window overlooking the rear garden.



Bedroom Three

2.90m x 1.82m (9'6" x 5'11")

Central heating radiator, uPVC double glazed window to the

front and full height built-in wardrobe and drawer storage in a grey finish.



Family Bathroom

1.93m x 1.79m (6'3" x 5'10")

Having a white suite comprising: panel bath with waterfall chrome mixer tap over and 'Mira' electric shower above. Pedestal wash hand basin with waterfall chrome mixer tap and low flush w.c. UPVC double glazed frosted window to the rear elevation. Tiled to ceiling height to all walls and wall mounted electric extractor fan. Ceramic floor tiling and central heating radiator.



EXTERIOR

Front

Driveway for two vehicles. Decorative pebbled area, enclosed with perimeter fence to the left and small lawned area to the right. Access to garage with up and over door and power connected. Concrete driveway leads down the right hand side of the property to timber pedestrian access gate giving access to rear.



Rear

Fully enclosed rear garden, boundary defined by concrete post and wooden fence. Hedge to the rear boundary. Concrete patio area, raised decking area, enclosed with fence and gate leads down two steps to lawned area with further hardstanding for shed and lower level decorative pebbled area. Outside lantern, outside power point and tap.





Garage

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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: Wakefield Council

Tax Banding: B

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

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

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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

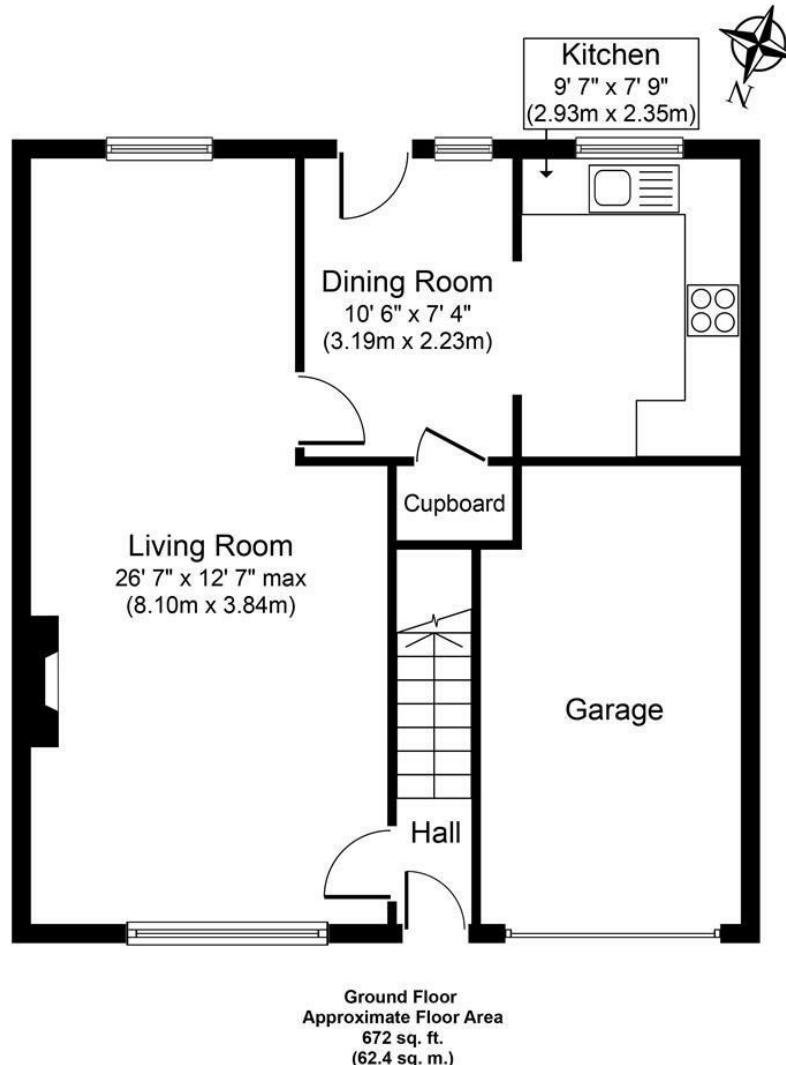
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

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.



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.

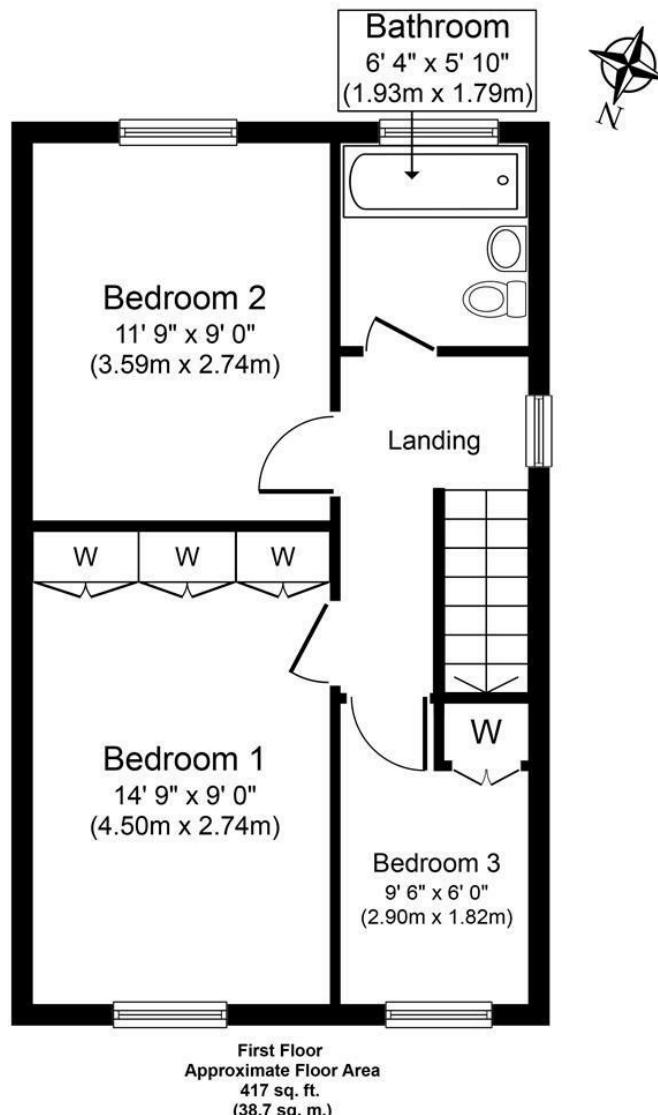
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|---|---------|
| Current | Present | Current | Present |
| Very energy efficient - lower running costs Band A | | Very environmentally friendly - lower CO ₂ emissions Band A | |
| B | | B | |
| C | | C | |
| D | | D | |
| E | | E | |
| F | | F | |
| G | | G | |
| An energy efficient - higher running costs | | An environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2009/125/EC | | EU Directive 2009/125/EC | |
| England & Wales | | England & Wales | |

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