

Park Row

The proactive estate agent



Coppertop Mews, Pontefract, WF8 2UN

Offers Over £175,000



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Lead In

A modern and well-cared-for two bedroom mid-terrace house, pleasantly positioned within the popular New Hall Road area of Pontefract. Tucked away within a quiet residential setting, this attractive home is offered for sale with no onward chain and would make an excellent purchase for first-time buyers, young families, downsizers or investors.

The property has been lovingly maintained and is presented in neutral condition throughout, allowing its next owners to move straight in while still offering scope to modernise and add their own style over time.

Internally, the accommodation provides a comfortable lounge and a kitchen diner leading through to a conservatory, creating additional living space and providing access to the enclosed rear garden. Upstairs are two good-sized bedrooms, with the principal bedroom benefiting from its own en-suite, together with the main bathroom.

Externally, the property benefits from an enclosed rear garden and a double driveway to the front, providing ample off-road parking.

Location is another major advantage. The property is within easy reach of local schools, shops and everyday amenities, while the railway station is within walking distance. Pontefract town centre and the surrounding motorway networks are only a short drive away, making this a convenient location for commuters. There are also plenty of nearby walking routes and outdoor spaces to enjoy.

Homes within this popular area are highly sought after due to their convenient location and appeal to such a wide range of buyers. With two bedrooms, en-suite facilities, a conservatory, double driveway and no onward chain, early viewing is strongly recommended.

Entrance Hall

5' x 4'6" (1.53 x 1.38)

Access to the living room and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Living Room

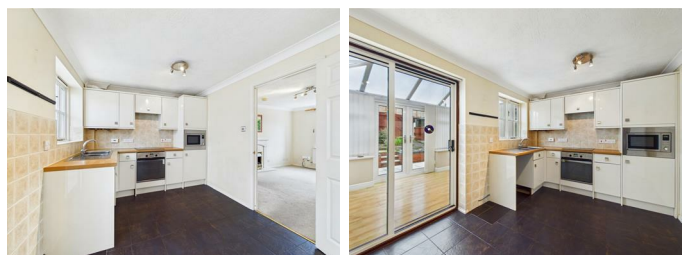
14'8" x 10'6" (4.48 x 3.20)



Feature fire with hearth and surround. Carpeted throughout. Central heated radiators. UPVC double glazed window to the front elevation.

Kitchen

8'8" x 13'5" (2.63 x 4.10)



Range of high and low level kitchen units. Integrated appliances including oven, hob, extractor hood and microwave. One and half bowl sink with drainer and chrome mixer tap. Tiled effect flooring, Central heated radiator. UPVC double glazed patio doors leading to the conservatory. UPVC double glazed window looking to the conservatory.

Conservatory

7'8" x 10'6" (2.33 x 3.19)



Wood effect flooring. Central heated radiator. UPVC double glazed French doors leading to the rear garden. UPVC double glazed windows to the rear elevations.

Landing

5'7" x 3'5" (1.71 x 1.03)

Access to both bedrooms and the house bathroom. Carpeted throughout.

Bedroom One

11'5" x 10'6" (3.49 x 3.19)



Access to en suite. Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite

5'2" x 4'11" (1.57 x 1.51)



White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the front aspect.

Bedroom Two

9'10" x 7'1" (3.00 x 2.16)



Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bathroom

6'4" x 6'1" (1.92 x 1.86)



White suite comprising of panel bath with chrome taps. WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Partly tiled walls. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

External



The property is approached via a neatly presented frontage with a pathway leading to the main entrance. The attractive brick-built exterior is complemented by established shrubs and planting, while a double driveway provides convenient off-road parking for two vehicles.

To the rear is an enclosed, low-maintenance garden offering a pleasant and private outdoor space. A paved patio immediately adjoins the conservatory, providing an ideal area for outdoor seating and entertaining. Steps lead to a raised landscaped section with gravelled beds and established planting, while timber fencing provides secure boundaries.

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.

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.

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

UTILITIES BROADBAND & MOBILE COVERAGE

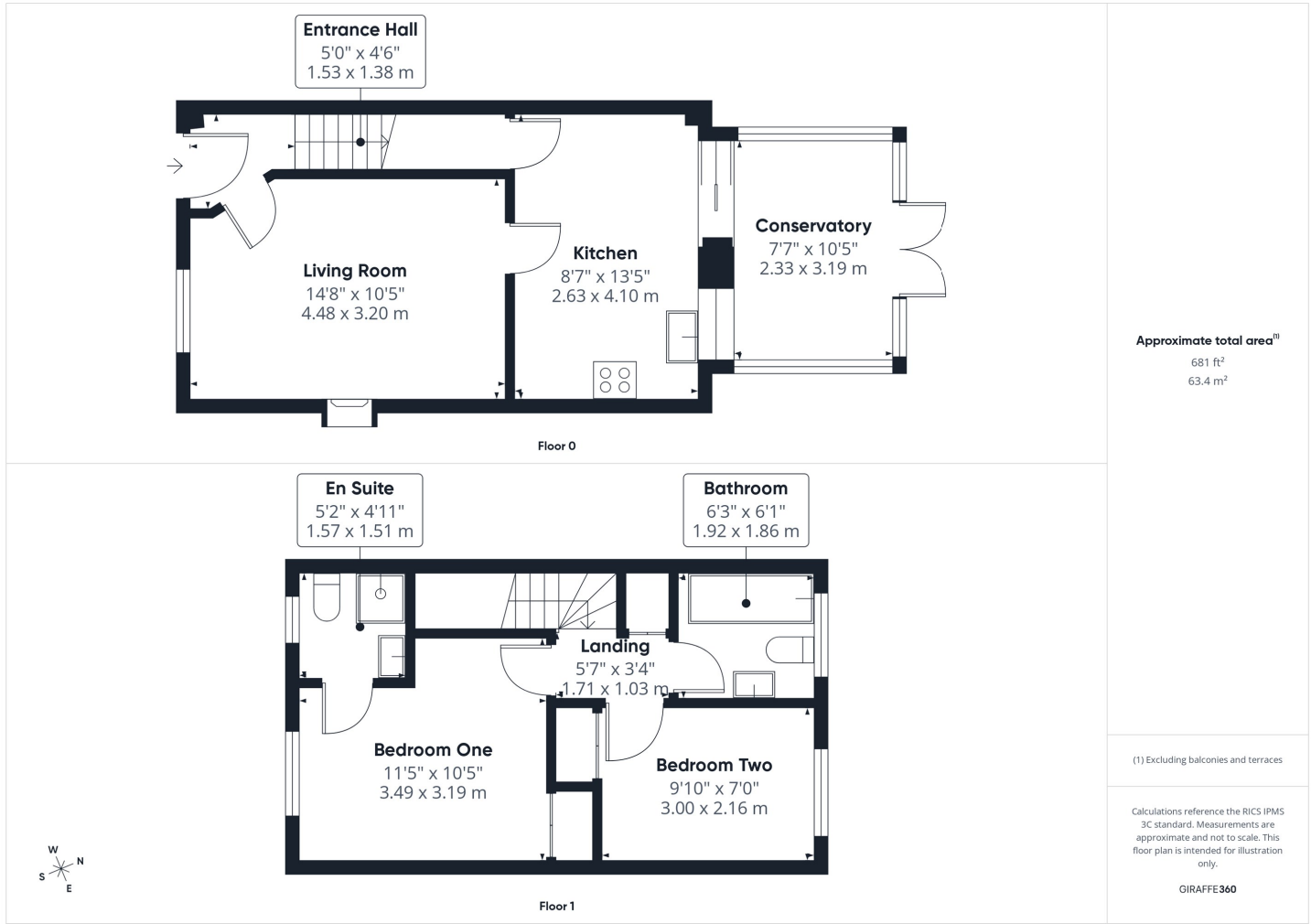
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

TENURE AND COUNCIL TAX BANDING

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.



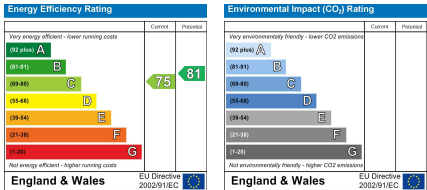
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