

Park Rôw



Barnsley Road, Ackworth, WF7 7NB

£400,000



PERIOD PROPERTY**THREE RECEPTION ROOMS**GROUND FLOOR WET ROOM**CLOSE TO LOCAL AMENITIES. This lovely stone built property is situated in Ackworth and briefly comprises: entrance hallway, living room, family room, dining room, wet room, conservatory, kitchen and utility. To the first floor are four bedrooms, bathroom and separate w.c. VIEIWNG IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL OF THE PROPERTY ON OFFER. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.



GROUND FLOOR ACCOMMODATION

Entrance

Traditional timber entrance door with timber skylight above leading into:

Entrance Hallway



Staircase giving access to the First Floor Accommodation with spindles, balustrade and dado rail. Door leading to the cellar and further doors leading off.

Living Room

14'0" x 13'11" (4.29m x 4.26m)



Traditional decorative cast iron fire with picture tiling to either side with raised granite hearth and timber surround. Power for two wall lights and timber 'Georgian' style window to the front elevation with secondary glazing and timber window shutters.

Family Room

14'3" x 14'0" (4.35m x 4.28m)



Traditional style cast iron fireplace with tiled hearth and timber surround with mirror above. Timber 'Georgian' style windows to the front elevation with secondary glazing and timber 'Georgian' style sash window to the side elevation.

Dining Room

14'0" x 13'9" (4.28m x 4.21m)



Timber 'Georgian' style sash window to the side elevation, feature fireplace with timber surround with mirror above, housing an electric fire with decorative picture tiling and tiled hearth.

Wet Room

14'0" x 4'11" (4.29m x 1.52m)



Having a 'Mira' electric shower, white low flush w.c. and white pedestal wash hand basin with chrome mixer tap over. Tiled to ceiling height to three walls and timber frosted window to the rear elevation and ceiling mounted electric extractor fan.

Breakfast Kitchen

13'9" x 12'11" (4.21m x 3.95m)



Traditional base and wall units in a pine finish with roll top laminated work tops. One and a half bowl sink and drainer with chrome mixer tap over and tiling between units. Freestanding gas range and door leads through to:



Utility Room

17'5" x 6'3" (5.33m x 1.92m)



With base units in a timber finish, integrated wine rack, single drainer sink with taps over and work top with roll top laminated work tops. 'Yorkshire' stone flooring. Timber 'Georgian' style window to the side elevation. Timber door gives access to the side and further doorway leads through to:

Conservatory

11'2" x 9'3" (3.41m x 2.82m)



Built-on a dwarf stone wall with uPVC double glazed windows to three sides, polycarbonate pitched roof and twin uPVC double glazed double doors give access to rear garden. Wall light.

Cellar

17'3" x 13'7" (5.27m x 4.16m)

FIRST FLOOR ACCOMMODATION

Landing



With timber spindles and balustrade, Timber 'Georgian' style to the front elevation. Doors leading off.

Bedroom One

13'11" x 13'10" (4.26m x 4.24m)



Full height built-in storage cupboards in timber and timber 'Georgian' style windows to the rear and side elevations with secondary glazing.

Walk- In Wardrobe

12'2" x 3'5" (3.71m x 1.06m)

Bedroom Two

13'10" x 12'6" (4.24m x 3.83m)



With timber 'Georgian' style windows to the front and side elevation with secondary glazing. Built-in full height storage cupboards.

Bedroom Three

14'1" x 9'3" (4.31m x 2.82m)



Traditional cast iron fire, timber 'Georgian' style window to the front elevation with secondary glazing.

Bedroom Four

10'5" x 9'1" (3.18m x 2.77m)



Timber 'Georgian' style window to the front elevation with secondary glazing.

Family Bathroom

9'11" x 8'5" (3.03m x 2.58m)



Having a traditional suite comprising: Cast iron bath with chrome taps over, pedestal wash hand basin with chrome taps over. Tiled to ceiling height to all walls and built-in storage cupboard housing the 'Ideal' central heating boiler. Timber partially frosted 'Georgian' style window to the rear.

Separate W.C

6'0" x 2'8" (1.85m x 0.82m)



Low flush w.c, dado rail, timber frosted window to the rear elevation.

EXTERIOR

Front

Dwarf stone wall, wrought iron pedestrian access gate with 'Yorkshire' stone pathway giving access to the front door, laid to lawn.

Rear



Fully enclosed with combination of perimeter wall and perimeter fence giving a high degree of privacy. Lawned area, mature tree, herbaceous borders, flagged patio area and outside tap. Timber pedestrian access gate gives access to the side. Built-in storage shed.



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

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

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Superfast

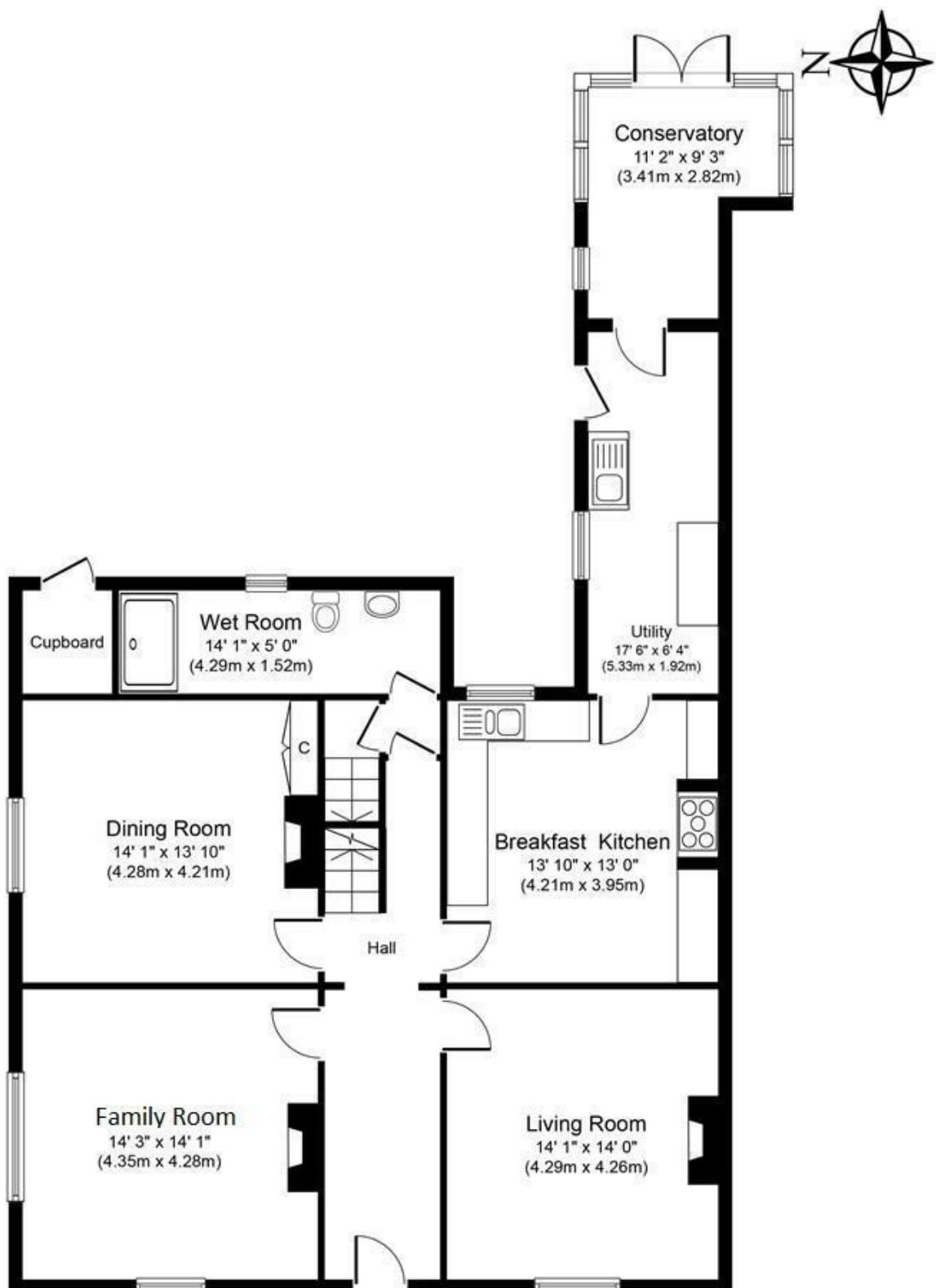
Mobile: 4G

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

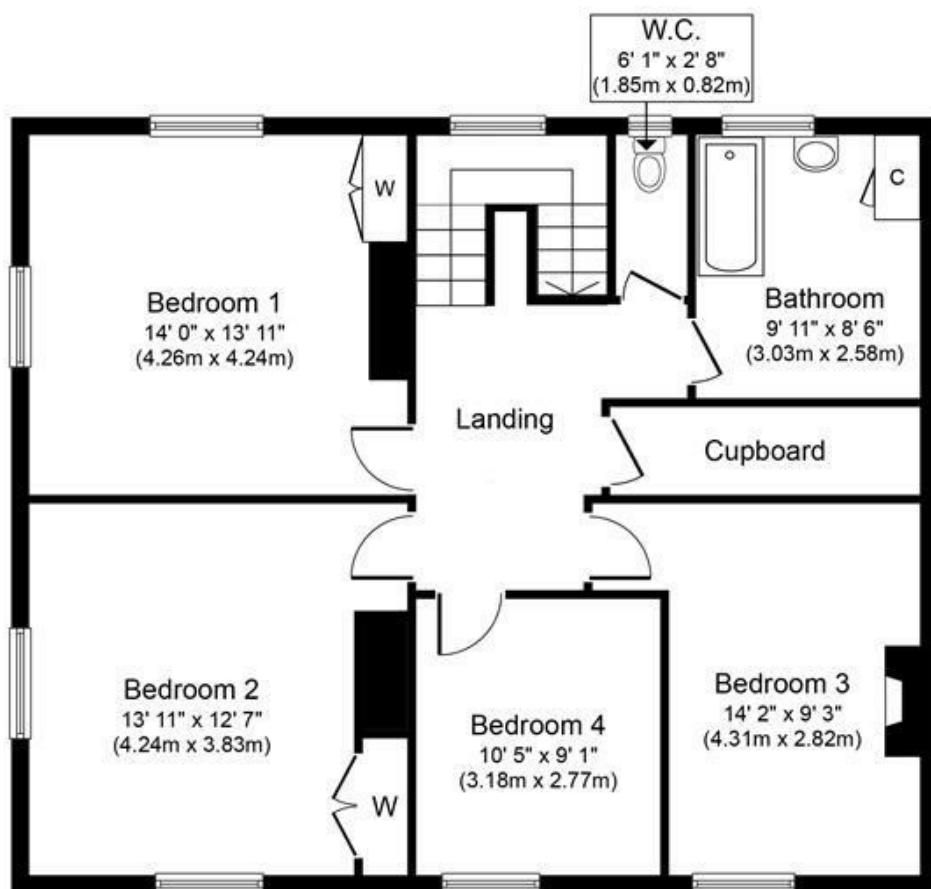
Strictly by appointment with the sole agents.

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.



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.

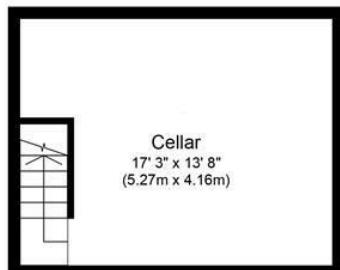
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First Floor
Approximate Floor Area
941 sq. ft.
(87.4 sq. m.)

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Cellar
Approximate Floor Area
236 sq. ft.
(21.9 sq. m.)

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T 01977 791133

W www.parkrow.co.uk

18 Cornmarket, Pontefract, West Yorkshire, WF8 1BJ
pontefract@parkrow.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs (A-E)	64	Very environmentally friendly - lower CO ₂ emissions (A-E)	
Energy efficient - lower running costs (F-G)	38	Environmentally friendly - lower CO ₂ emissions (F-G)	
Not very energy efficient - higher running costs (H-G)		Not environmentally friendly - higher CO ₂ emissions (H-G)	

England & Wales EU Directive 2002/91/EC

