

...Your proactive estate agent



Camp Mount, Pontefract, WF8 4BX
£200,000

Park Row

Park Row



Hallway

1.97 x 4.40 m (6'5" x 14'5")

Access to the living room, kitchen diner and storage cupboard. Central heated radiator.

Living Room

3.55 x 4.38 m (11'7" x 14'4")

Open fireplace. Carpeted flooring. Central heated radiator. UPVC double glazed bow window to the front.

Kitchen Diner

5.67 x 3.33 m (18'7" x 10'11")

A modern range of high and low modern kitchen units with solid oak worktops and complimentary tiled splashback. One and a half bowl sink with drainer and mixer tap over. Option to reconnect plumbing for washing machine. Space for an cooker and fridge/freezer. Integrated extractor hood. French doors leading to the rear. Central heated radiator. UPVC double glazed window looking to the rear.

Landing

2.74 x 2.09 (8'12" x 6'10")

Access to all three bedrooms and the house bathroom. Carpeted throughout.

Main Bedroom

2.81 x 4.42 m (9'2" x 14'6")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Bedroom Two

2.97 x 3.33 m (9'8" x 10'11")

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

Bedroom Three

1.83 x 3.08 m (6'0" x 10'1")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front exterior.

Bathroom

2.56 x 2.43 m (8'4" x 7'11")

White suite comprising of panel bath with mains feed shower and shower screen. WC with low level flush. Double sink set in vanity unit with mixer taps over. Tiled flooring. Central heated radiator. UPVC frosted double glazed window to the rear of the property.

Garage

2.48 x 4.83 m (8'1" x 15'10")

A long driveway leads to a detached garage at the rear of the property. The garage offers secure parking and additional storage space, ideal for vehicles, tools, or recreational equipment.

Rear Garden

The rear garden provides a peaceful outdoor space, featuring a lawn bordered by raised beds and a paved patio area that is perfect for outdoor seating and entertaining. The garden is enclosed by fencing, offering privacy and a safe environment for children and pets.



Approximate total area⁽¹⁾

1042 ft²
96.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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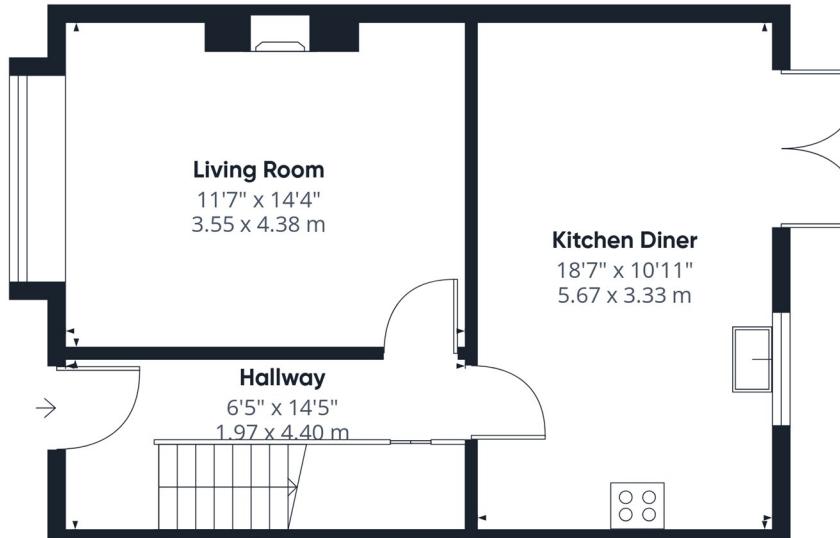
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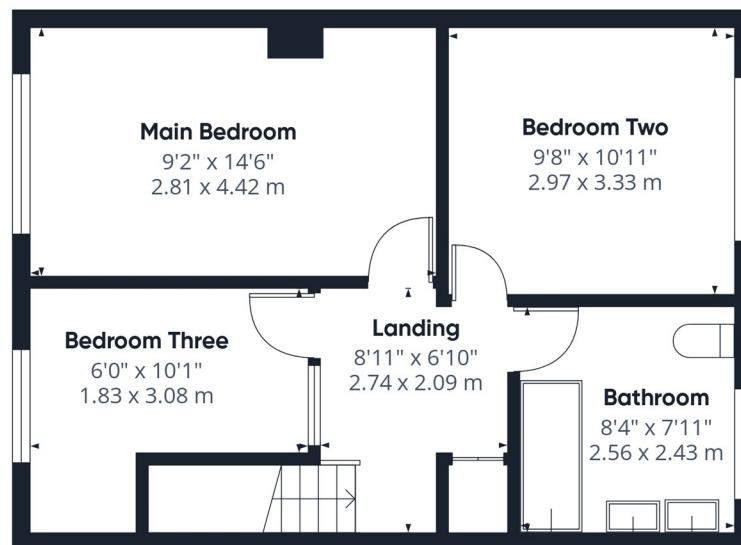


Floor 0 Building 1

Approximate total area⁽¹⁾

914 ft²

84.8 m²



Floor 1 Building 1



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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
Good (A)	Present
Good (B)	85
Good (C)	83
Good (D)	81
Good (E)	79
Good (F)	77
Very poor (G)	75

EU Directive 2009/125/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
Very poor (A)	Present
Very poor (B)	85
Very poor (C)	83
Very poor (D)	81
Very poor (E)	79
Very poor (F)	77
Very poor (G)	75

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