

... Your proactive estate agent



Dickens Drive, Castleford, WF10 3PD
£240,000

Park Row

*****NEW MODERN KITCHEN AND BATHROOM*****

Situated in a sought-after development in Castleford, this three bedroom detached family home is a fantastic opportunity for buyers seeking privacy, modern living and a convenient location. Sold with no onward chain, the property is ready for its next owners to move straight into.

Well presented throughout, offering a contemporary interior that would suit a range of buyers. The spacious accommodation includes a bright and airy lounge, modern kitchen and three well-proportioned bedrooms.

Externally, the property boasts both front and rear gardens providing plenty of outdoor space for relaxation or entertaining. A separate garage and driveway offer convenient parking and additional storage.

With its desirable location, stylish condition and detached status offering extra privacy, this home is not to be missed. Early viewing is highly recommended!

RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.



GROUND FLOOR ACCOMMODATION

Entrance

uPVC entrance door with double glazed frosted panel leading into:

Entrance Hallway

1.48m x 0.92m (4'10" x 3'0")

Central heating radiator, coving and doors leading off

Ground Floor Cloaks

1.72m x 0.88m (5'7" x 2'10")

Having a white suite comprising: close coupled w.c, pedestal wash hand basin with chrome taps over and tiled splashback. Central heating radiator, uPVC double glazed frosted window to the front elevation.

Living Room

4.54m x 4.43m (14'10" x 14'6")

Having open staircase giving access to the first floor accommodation with timber spindles and balustrade. Mains powered smoke alarm with battery back and coving. 'Adams' style fire surround with marble back and raised hearth housing decorative imitation coal gas fire in a matt black finish. UPVC double glazed window to the front elevation, television point and handy understairs storage cupboard. Archway leading through to:

Dining Room

3.08m x 2.27m (10'1" x 7'5")

Having Central heating radiator, uPVC double glazed double patio doors give access to the rear. Door leads through to:

Kitchen

3.07m x 2.20m (10'0" x 7'2")

Having a brand new fitted kitchen comprising: base and wall units in a grey high gloss finish with brushed steel handles. Timber effect square edge laminated worktops. One and a half drainer stainless steel sink with chrome mixer tap over. Four ring gas hob with electric extractor over with built-in downlighters and fan assisted electric oven. Plumbing for automatic washing machine, wall panel between units, uPVC double glazed window to the rear elevation. Central heating radiator.

FIRST FLOOR ACCOMMODATION

Landing

3.24m x 1.95m (10'7" x 6'4")

Having timber spindles and balustrade, uPVC double glazed window to the side elevation, access to the loft, built-in storage cupboard housing the hot water cylinder and doors leading off.

Bedroom One

3.97m x 2.52m (13'0" x 8'3")

Central heating radiator, uPVC double glazed window to the front elevation.

Bedroom Two

3.57m x 2.52m (11'8" x 8'3")

Central heating radiator, uPVC double glazed window to the rear elevation.

Bedroom Three

2.50m x 1.95m (8'2" x 6'4")

uPVC double glazed to the rear elevation and central heating radiator.

Family Bathroom

1.92m x 1.68m (6'3" x 5'6")

Having a brand new fitted white suite comprising: panel bath with chrome mixer tap over with 'Triton' electric shower above with glass shower screen. Pedestal wash hand basin with chrome mixer tap over and close coupled w.c. Chrome heated towel rail, uPVC double glazed frosted window to the front elevation and wall mounted electric extractor fan. Wet walling to ceiling height to all walls.

EXTERIOR

Front

Tarmac off street parking area leads to a detached brick built garage with roller shutter door, power and light connected- Lawned area to the front with flagged pathway giving access to the front door with PIR Operated courtesy lamp. Decorative pebbled area and flagged pathway leads down the side of the property to the rear.

Rear

Fully enclosed with perimeter fence, mainly laid to lawn with flagged patio area and outside tap.

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.

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 Council

Tax Banding: C

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

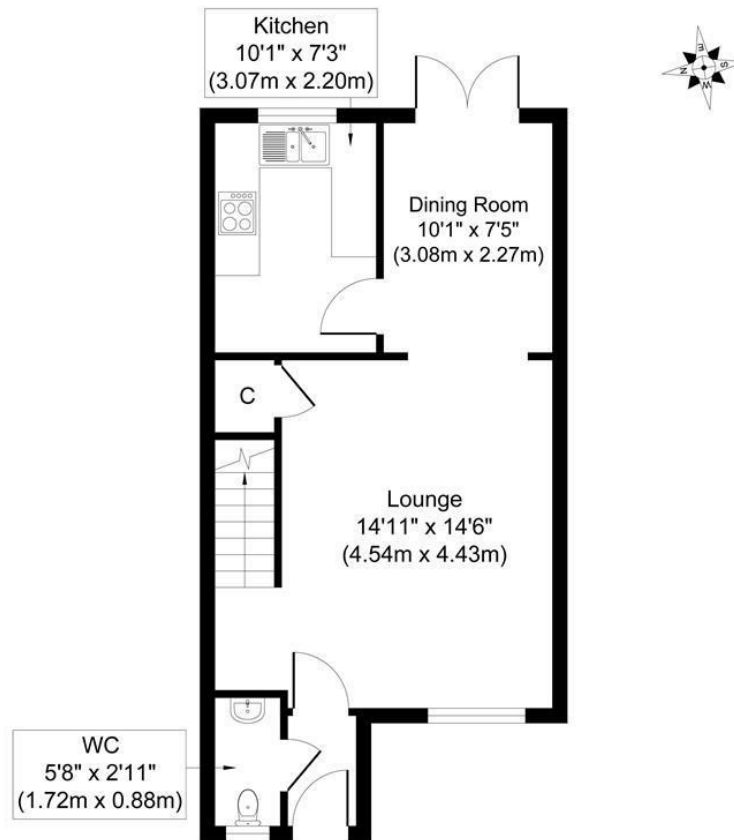
Mobile: 5G

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.



Ground Floor
Approximate Floor Area
416 sq. ft
(38.64 sq. m)

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.

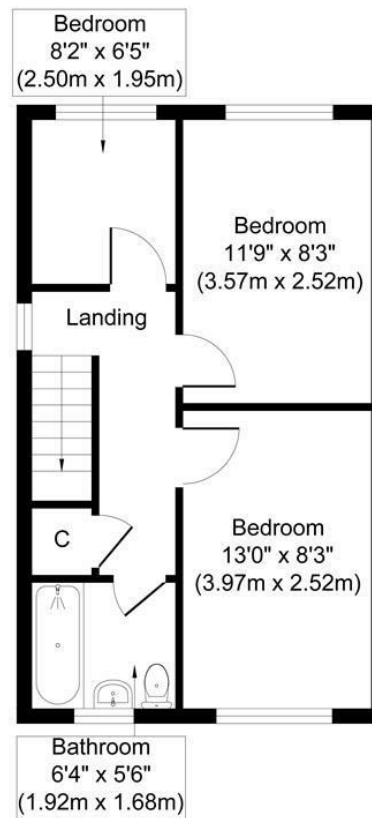
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First Floor
Approximate Floor Area
384 sq. ft
(35.63 sq. m)

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