

Park Row



Stonegate Drive, Pontefract, WF8 4LT

Offers Over £200,000



THREE RECEPTION ROOMS**SINGLE GARAGE. This semi detached house briefly comprises: entrance hallway, kitchen, living room, dining room and conservatory. To the first floor are two bedrooms and first floor landing space giving access to second floor master bedroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE OF THE PROPERTY ON OFFER. CALL 7 DAYS A WEEK TO ARRANGE A VIEWING. 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

uPVC entrance door with two double glazed frosted panels and matching frosted window adjacent leads into:

Entrance Hallway

13'11" x 5'11" (4.25m x 1.81m)



Staircase giving access to the first floor accommodation with timber spindles and balustrade. Engineered wood flooring and doors leading off.

Kitchen

8'10" x 8'10" (2.71m x 2.70m)



Having base and wall units in a pine effect finish with decorative iron effect handles and roll top laminated work tops. Four ring brushed steel gas hob with electric extractor over with built-in downlighters and fan assisted electric oven. One and a half drainer stainless steel sink with chrome mixer tap over. Plumbing for automatic washing machine, tiling between units, laminate wood flooring and uPVC double glazed window to the rear elevation. uPVC door with double glazed frosted panel to the top half gives access to the side elevation. Handy understairs storage cupboard.

Living Room

12'11" x 12'1" (3.94m x 3.70m)



With feature timber fire surround with granite back and raised hearth housing coal effect gas fire in a brushed steel and matt black finish. uPVC double glazed bay window to the front elevation, television point and aperture leading through to:

Dining Room

9'1" x 8'10" (2.78m x 2.71m)



uPVC double glazed double doors give access to:

Conservatory

11'2" x 8'2" (3.40m x 2.49m)



uPVC double glazed windows to all sides, polycarbonate pitched roof and laminate wood flooring.

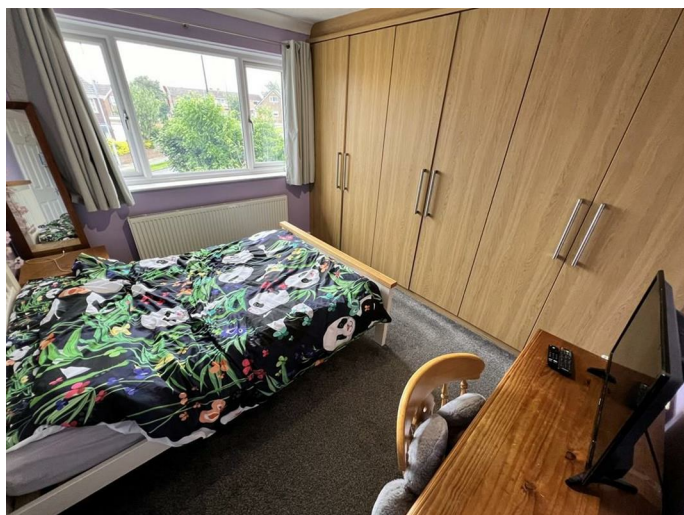
FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed frosted window to the side elevation, built-in full height storage cupboard and doors leading off.

Bedroom Two

11'4" x 10'10" (3.47m x 3.31m)



Having full height built-in wardrobe to one wall in a timber finish with decorative brushed steel handles. uPVC double glazed window to the front elevation.

Bedroom Three

10'6" x 9'0" (3.21m x 2.76m)



uPVC double glazed window overlooking the rear garden.

Family Bathroom

8'11" x 5'6" (2.73m x 1.68m)



Having a modern white suite comprising: panel bath with chrome mixer tap over and mains shower above with fixed and floating shower heads. Pedestal wash hand basin with chrome mixer tap over and low flush w.c. uPVC double glazed frosted window to rear and side elevations. Tiled to ceiling height around the bath area and to the half way point to the remaining walls. Heated towel rail.

First Floor Hallway

9'2"ax x 7'1" max (2.81max x 2.17 max)



Full height fitted cupboards in a white finish with decorative brushed steel handles. uPVC double glazed window to the first floor accommodation. Stairs leading to the second floor accommodation.

SECOND FLOOR ACCOMMODATION

Bedroom One

13'11" x 12'8" (4.25m x 3.87m)



With timber velux double glazed window to the rear elevation with built-in blind. Low level storage cupboards with matching bedside cabinets in a white finish with brushed steel handles and additional walk-in storage cupboard. Timber spindles and balustrade, uPVC double glazed window to the side elevation, ceiling downlighters.



EXTERIOR

Front



Dwarf brick wall and twin wrought iron vehicular access gates. Enclosed to the right hand side with perimeter fence and left hand side with perimeter wall. Decorative pebbled area, block paving area and concrete driveway leading to the detached garage with up and over door and pedestrian side door. . Steps lead up to the front door with courtesy lantern to either side. Timber pedestrian access gate leads down the side of the property and gives access to the rear.

Rear



Fully enclosed with perimeter fence, mainly laid to lawn with raised flowerbed and shrubs. Outside tap.



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



PONTEFRAC - 01977 791133
CASTLEFORD - 01977 558480

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: Wakefield
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 Mains
Sewerage: Mains
Water: Mains

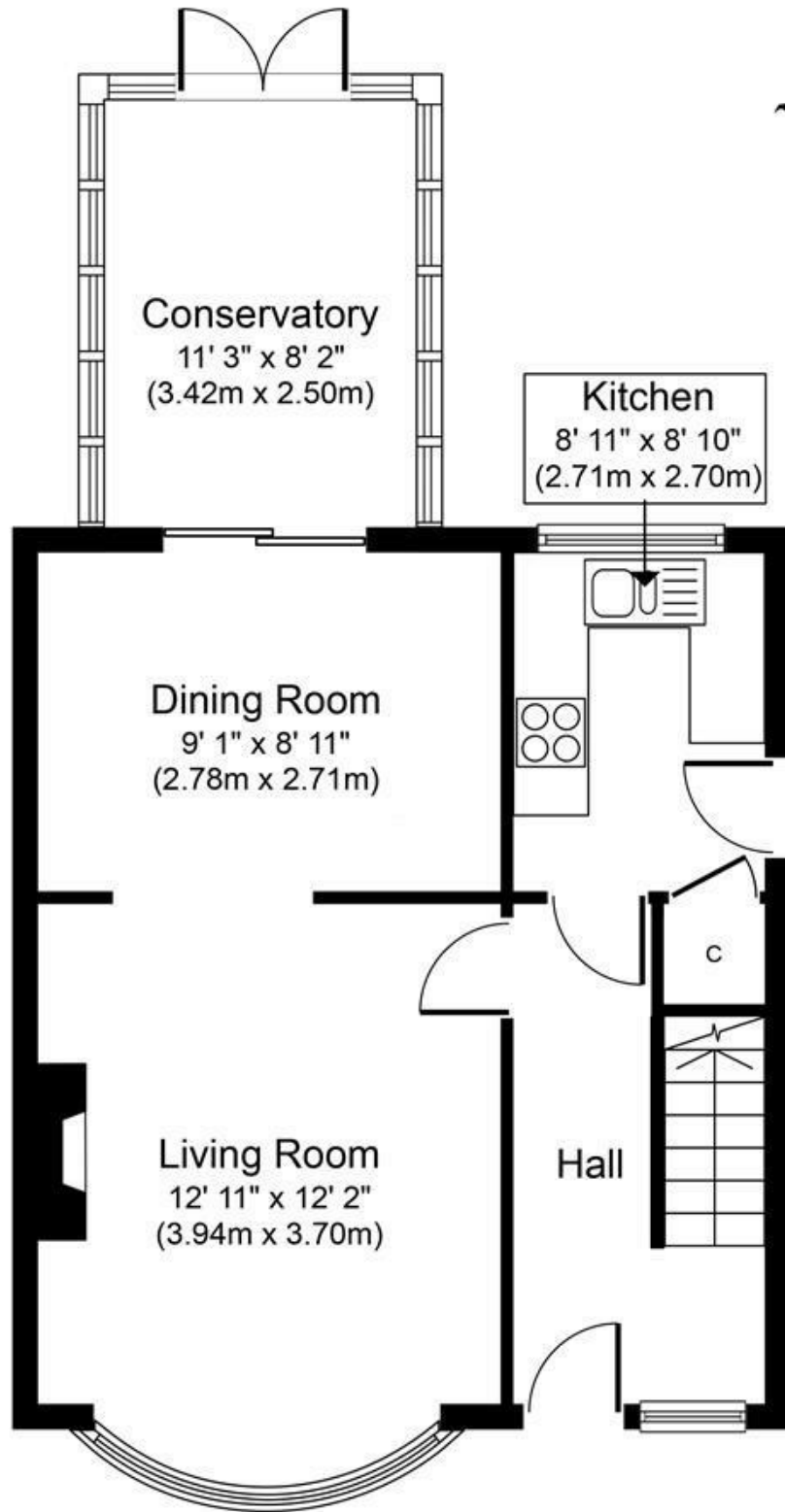
Broadband: Ultrafast
Mobile: 4G

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.

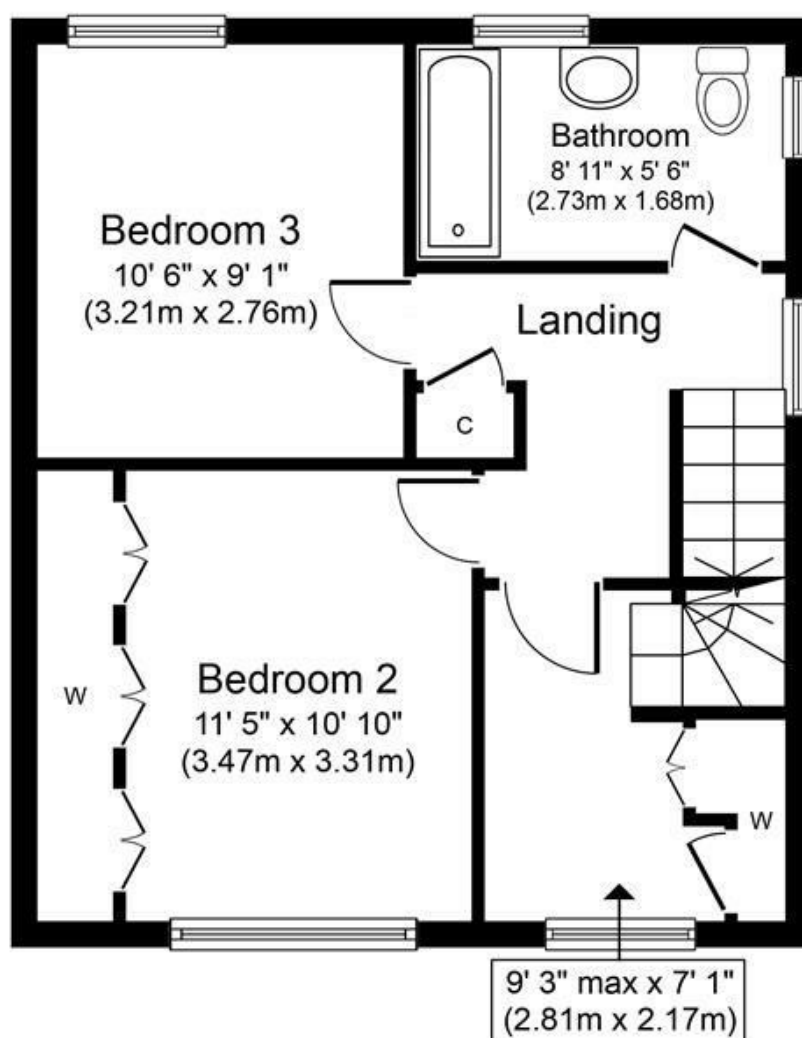
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some 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.

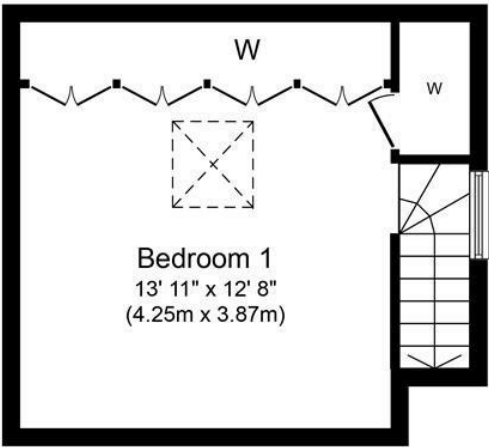
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First Floor
Approximate Floor Area
426 sq. ft.
(39.6 sq. m.)

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Second Floor
Approximate Floor Area
248 sq. ft.
(23.1 sq. m.)

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