

...Your proactive estate agent



**Elizabeth Drive, Castleford, WF10 3SD**  
**Offers Over £160,000**

**Park Row**

# Park Row



## Kitchen

### **3.36 x 5.99 (11' x 19'8")**

A modern range of white wall and base units with a composite one and a half bowl sink and chrome mixer tap with complementary marble effect work surfaces. A stainless steel cooker hood and space for a range style cooker. Plumbing for an automatic washing machine, plumbing for a dishwasher, space for tumble dryer. UPVC double glazed window to the rear, UPVC part glazed door leading out to the side of the property and UPVC double glazed window looking out to the side aspect. Under stairs storage cupboard. Central heated radiator. Tiled flooring.



## Living Room Diner

### **3.01 x 5.99 (9'11" x 19'8")**

UPVC double glazed window to the front aspect. UPVC double glazed French doors leading out to the rear garden. Coving. Laminate flooring.



## Landing

### **3.04 x 0.74 (9'12" x 2'5")**

Landing with access to all three bedrooms, house bathroom and access to the loft.

## Main Bedroom

### **3.54 x 3.15 (11'7" x 10'4")**

With a built-in storage cupboard, UPVC double glazed window to the front aspect and central heated radiator.



## Bedroom Two

### **4.12 x 2.76 (13'6" x 9'1")**

UPVC double glazed window to the rear aspect. Central heated radiator.

## Bedroom Three

### **1.95 x 3.36 (6'5" x 11')**

UPVC double glazed window to the front aspect. Central heated radiator.



## Bathroom

### **2.36 x 1.71 (7'9" x 5'7")**

Modern white suite comprising of P shaped bath with chrome mixer tap, shower attachment and a glass shower screen. Pedestal wash basin with chrome mixer tap and low flush WC. Tile effect flooring and UPVC cladding to the walls and ceiling.



## Summer House

### **4.82 x 4.41 (15'10" x 14'6")**

UPVC window to the rear. Wood effect flooring. Wall mounted radiator. Plug sockets and lighting.



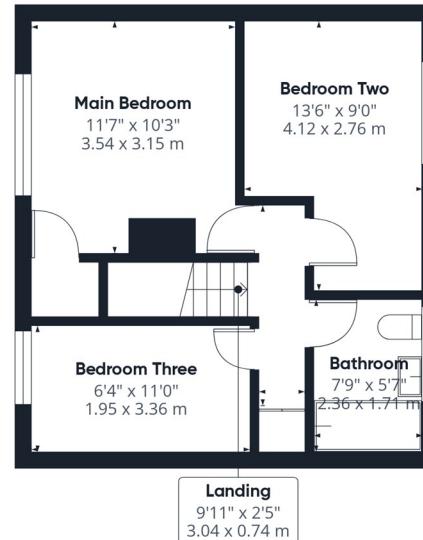
## Outside

To front of the property is a paved area to the side of this is a lawn with a slate border. There is a secure gated access running down the side of the property leading to the rear garden which has a paved patio and twin lawns. A pathway down the garden leads to a summer house with a shed attached. The summer house is currently used as a Games Room and has a UPVC double glazed entrance door and double glazed window.

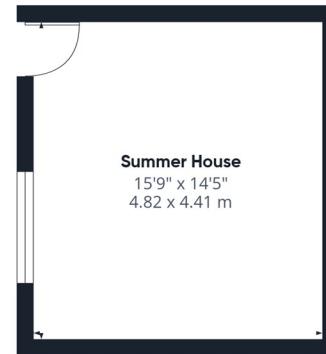




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1015 ft<sup>2</sup>

94.3 m<sup>2</sup>

(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.

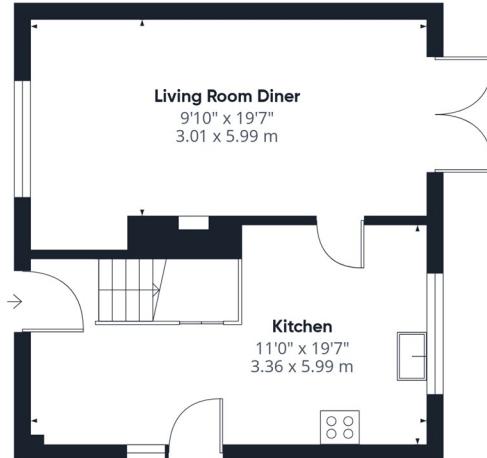
GIRAFFE360

T 01977 791133

W [www.parkrow.co.uk](http://www.parkrow.co.uk)

17-19 Cornmarket, Pontefract, West Yorkshire, WF8 1AN  
pontefract@parkrow.co.uk

Park Row



Approximate total area<sup>(1)</sup>

786 ft<sup>2</sup>

73 m<sup>2</sup>

Floor 0 Building 1



Floor 1 Building 1



T 01977 791133

W [www.parkrow.co.uk](http://www.parkrow.co.uk)

17-19 Cornmarket, Pontefract, West Yorkshire, WF8 1AN

[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)

Energy Efficiency Rating		Current	Proposed
Very energy efficient - lower running costs	Band A		
Energy efficient	Band B		
Good	Band C		
OK	Band D		
Unacceptable	Band E		
Poor	Band F		
Very poor	Band G		

81  
87

All energy efficient - higher running costs

EU Directive 2009/125/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Proposed
Very environmentally friendly - lower CO <sub>2</sub> emissions	Band A		
Environmentally friendly	Band B		
OK	Band C		
Unacceptable	Band D		
Poor	Band E		
Very poor	Band F		
Poor	Band G		

11.80  
11.80

All environment friendly - higher CO<sub>2</sub> emissions

EU Directive 2009/125/EC

(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.

GIRAFFE360

Park Row