

...Your proactive estate agent

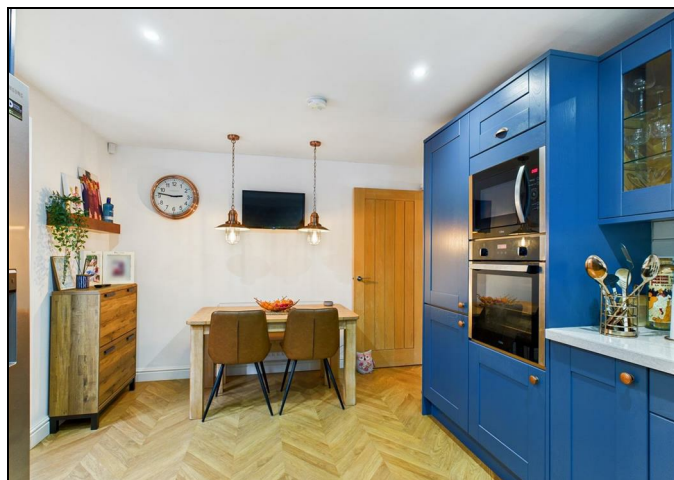
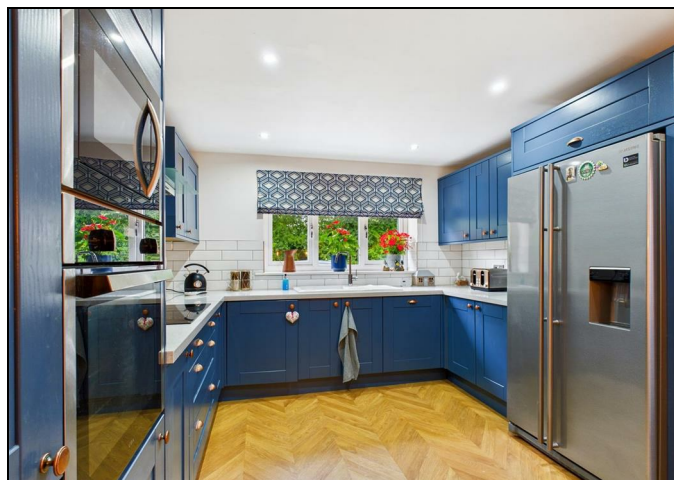


High Street, Brotherton, Knottingley, WF11 9FB
Offers In Excess Of £275,000

Park Row

Located close to motorway links and public transport connections, this home is perfectly positioned for commuters while still enjoying the tranquility of village life. The property would suit a variety of buyers, from downsizers and professionals to those simply looking for single-level living without compromise.

viewing is highly recommended – bungalows of this standard in Brotherton are a rare find and interest is expected to be strong.



GROUND FLOOR ACCOMMODATION

Kitchen

With a range of wall and base units, with quartz works surfaces over. Integrated appliances include dishwasher, washing machine and there is a space for a double fridge freezer. Double oven and electric hob. Extractor hood. Stainless steel sink drainer and mixer tap. Upvc double glazed window to the front elevation. Spotlights to the ceiling. Gas central heating radiator.

Lounge

Upvc double glazed windows to the front elevation. Gas central heating radiator. Roof velux windows and patio doors at the rear which lead out onto the private garden.

Bathroom

Bath tub and a separate shower cubicle. sink with a mixer tap and toilet with a low level flush. Wall mounted led anti steam mirror. Towel rail. Spotlights to the ceiling and extractor fan. Upvc double glazed window to the side.

Bedroom One

Upvc double glazed window to the rear elevation. Gas central heated radiator.

Bedroom Two

Upvc double glazed window to the rear elevation. Gas central heated radiator.

Driveway

Tarmac driveway to the front and side providing ample parking.

Garage

Electric door power and light .

Garden

At the rear is a secluded rear garden which is landscaped to a high quality with artificial lawn planting areas composite decking and patio areas . Side access gate will lead to the driveway. Outdoor tap and lighting. Electric sockets.

HEATING & 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 A 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.

MEASUREMENT'S

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 HOUR'S

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:

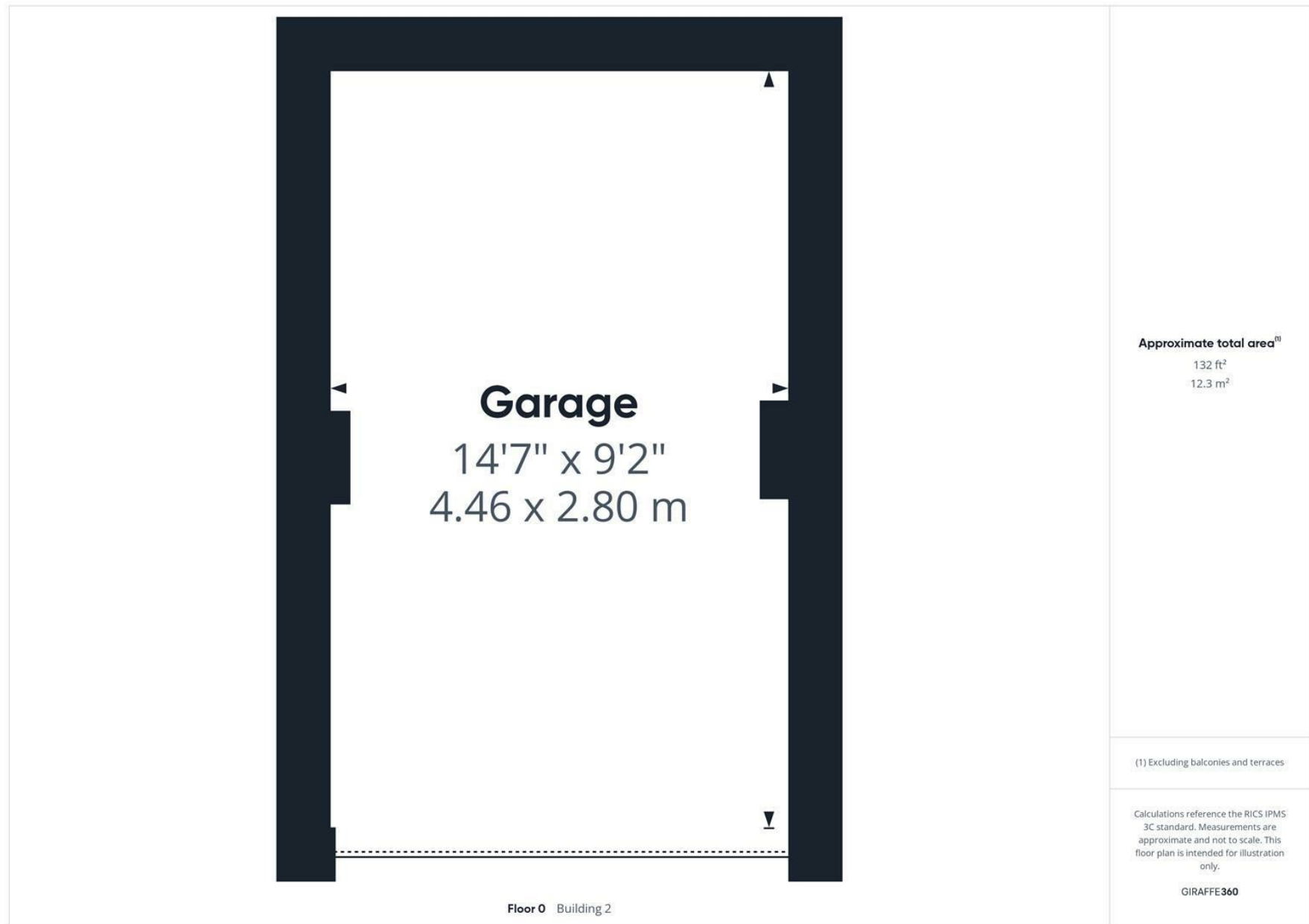
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



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Floor 0 Building 1



Floor 0 Building 2

Approximate total area^m
873 ft²
81.2 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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