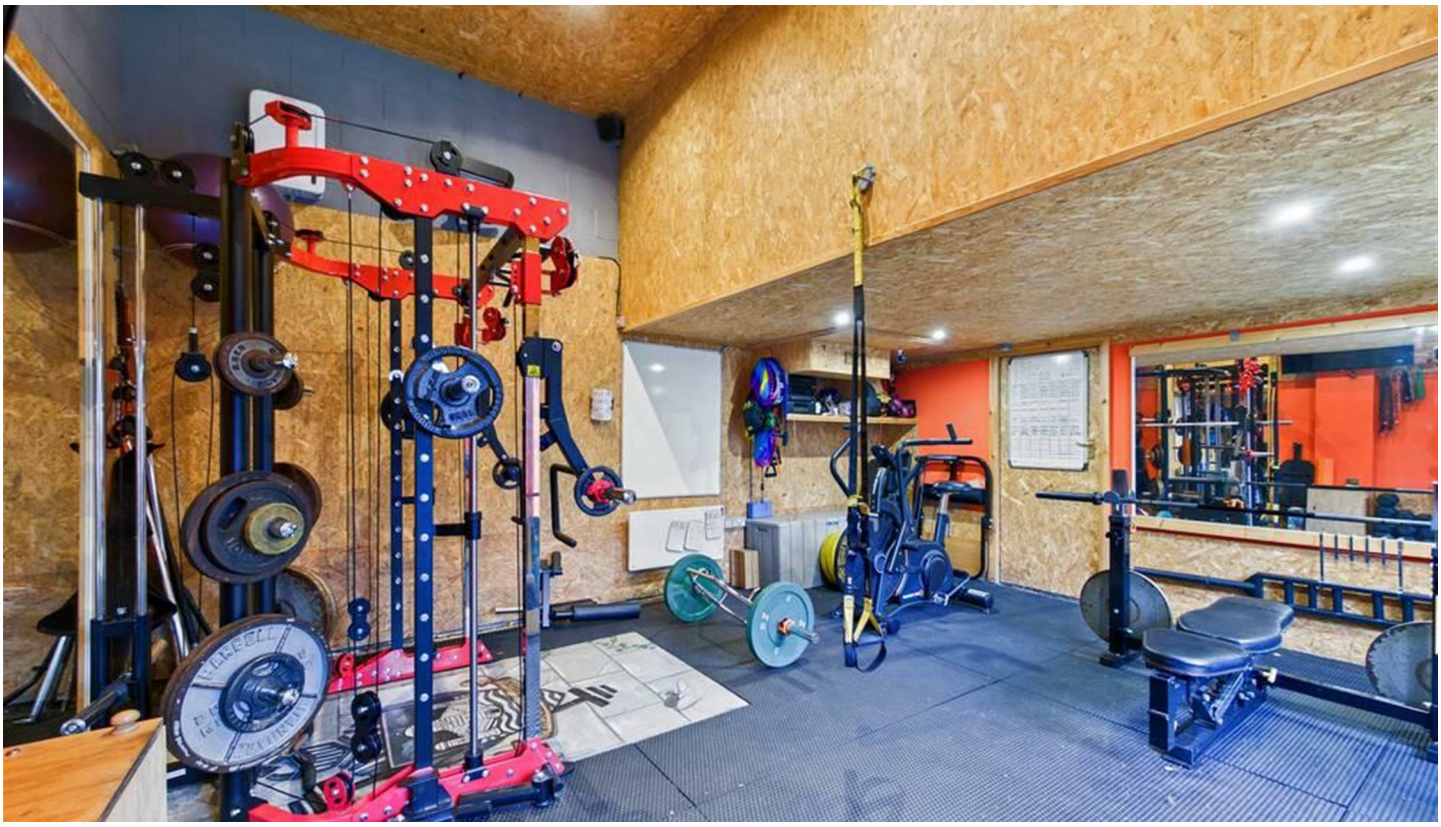
Park Row

The proactive estate agent



Southgate, Pontefract, WF8 1QJ

Offers Over £425,000

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Set on the edge of the historic Pontefract Castle grounds, this truly unique home was once part of the Castle itself, offering a rare opportunity to own a piece of local history. Surrounded by beautiful woodland and framed by original stone boundary walls, the garden sits beneath the Castle, creating a setting that is both private and steeped in character.

The property is exceptionally spacious and versatile, arranged over two floors with two bedrooms to the ground floor and two to the first, making it ideal for a range of buyers including families or those seeking flexible, level living. Internally, the accommodation is complemented by three generous reception rooms, providing ample space for both entertaining and everyday living.

Externally, the property continues to impress with outbuildings, a garage with roller door, currently used as a gym and a further separate garage. Double entrance gates open onto a private driveway, giving the home a secluded feel while remaining conveniently close to the town centre.

Despite its character and great location this property is tucked-away position, the property is ideally located close to Pontefract town centre, Castle grounds, and a wide range of amenities including shops, schools, bus routes, rail links, and motorway networks.

Finished throughout in beautiful décor, this home perfectly balances character and practicality. Properties of this calibre, history, and individuality rarely come to the market, making this a truly one-of-a-kind opportunity.







Hallway
6'7" x 8' (2.01 x 2.45)
Access to living room diner, kitchen, both ground floor bedrooms and the shower room.

Living Room Diner
19'8" x 11'4" (5.99 x 3.45)
Multi fuel burner set in the chimney breast with wooden mantle above and a tiled hearth. Beams to the ceiling. Two central heated radiators. Steps leading up to a dining area with two further central heated radiators. Three aluminium glazed windows looking to the front of the property, further double glazed window looking out to the rear.

Reception Room
9'6" x 13'6" (2.90 x 4.11)
A reception room suitable for a variety of uses such with stairs leading down into the gym.

Breakfast Kitchen
16'5" x 15'7" (5.01 x 4.74)
Country style kitchen with a range of cream shaker style based units and breakfast bar. Ceramic one and a half bowl sink with brushed steel mixer tap. Complementary worktops with space for a range style cooker. Black range master cooker hood. Tiled splash back. Space for a fridge freezer. Wood effect flooring. Central heated radiator. Composite door giving access to the rear. Double glazed windows to the rear.

Bedroom One
14'1" x 11'5" (4.29 x 3.47)
A light airy room with five separate double glazed windows. Three Built in storage cupboards. Central heated radiator.

Bedroom Two
11'1" x 8'12" (3.37 x 2.74)
Dual aspect double glazed windows. Built in storage cupboard central heated radiator.

Shower Room
9'5" x 7'5" (2.87 x 2.25)
Large quadrant shower with waterfall head. Wash hand basin set in vanity unit with chrome mixer tap. WC with low level flush. Complementary full height wall tiling. Extractor fan. Vinyl flooring. Contemporary radiator. Double glazed frosted window to the rear.

Landing
11'8" x 12'9" (3.56 x 3.89)
Landing with two double built-in storage cupboards. Two double glazed windows looking out to the front of the property. Access to two bedrooms and shower room.

Bedroom Three
10'1" x 19'5" (3.07 x 5.91)
Double glazed window looking out to the front of the property and dual aspect VL style windows. Double panel central heated radiator.

Bedroom Four
17'3" x 7'9" (5.26 x 2.36)
Built in storage cupboard. Double glazed window looking out to the front of the property. Central heated radiator.

Shower Room
9'5" x 7'3" (2.88 x 2.22)
WC with low level flush. Pedestal wash basin. Built-in shower cubicle with Myra Electric shower. Full height wall tiling. Tiled flooring. Double panel central heated radiator. Frosted double glazed Velux style window.

Gym
18'3" x 15'7" (5.57 x 4.76)
UPVC double glazed French doors leading into the gym. Two glazed windows either side of the doors. Currently set up as a gym but would serve for a variety of uses.

Garage
15'8" x 17'4" (4.79 x 5.30)
Garage with up and over door single garage and storage space to the side this is attached to the gym.

Exterior
The property is accessed via double wooden gates opening onto a block-paved frontage, currently arranged with a square of artificial lawn forming a practical outdoor gym area.

The gardens are predominantly paved for ease of maintenance and versatility. There is an animal house, presently used for keeping chickens, along with a pergola providing a sheltered entertaining space. A further patio area features a separate pergola with artificial grass laid beneath, creating an additional seating or leisure area. Steps lead down to a useful basement storage space. To the side of the property, there is a tiered decked patio area, while steps lead up to a predominantly concrete section where a garden shed is positioned in the corner.

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.

VIEWING'S

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.

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:

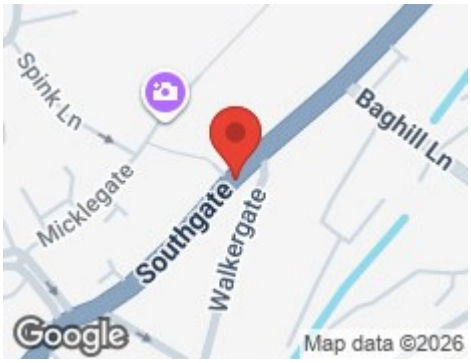
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

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.

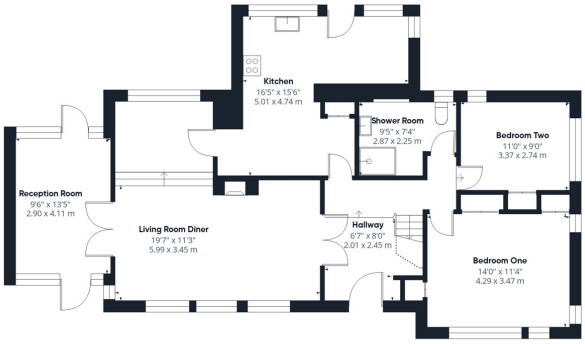
TENURE AND COUNCIL TAX BANDING

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.

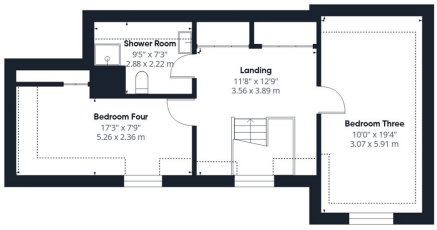








Floor 0 Building 1



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Approximate total area(1)

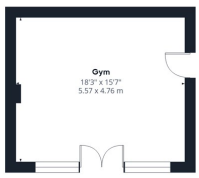
2193 ft²

203.8 m²

Reduced headroom

113 ft²

10.5 m²



Floor 0 Building 2



Floor 0 Building 3

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

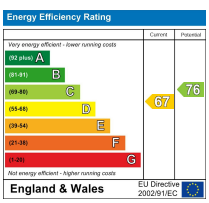
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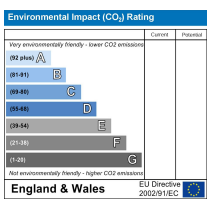
T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk





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