Park Row

The proactive estate agent

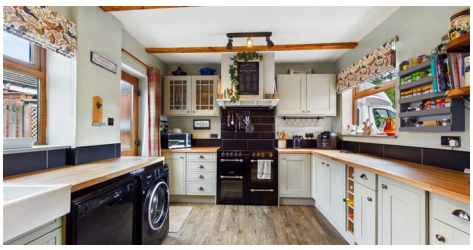


Northcroft Avenue, South Elmsall, Pontefract, WF9 2UW

Offers Over £280,000

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Lead In
A stunning extended three-bedroom traditional semi-detached home, offering an impressive 1,415 sq ft of beautifully presented accommodation, generous gardens, extensive parking and a fantastic garden room/bar.

This standout family home combines traditional character with stylish modern interiors, having been thoughtfully extended to both the side and rear to create an excellent amount of living space and a superb layout for modern family life.

Internally, the property is presented to an exceptional standard throughout. The ground floor features a welcoming entrance, a separate spacious lounge and an impressive open-plan kitchen diner, which flows into the extended orangery to the rear, creating a fantastic social and entertaining space overlooking the garden.

Upstairs are three well-proportioned bedrooms, comprising two doubles and a single, with the extended master bedroom benefiting from its own en-suite bathroom, in addition to the modern family house bathroom.

Outside is just as impressive. A generous driveway provides ample parking to both the front and side, together with a brick-built garage and useful powered outbuilding. To the rear is a large, enclosed and private family-friendly garden surrounded by established shrubs and trees.

A real highlight is the garden room, currently set up as a bar, providing a brilliant additional entertaining space and making the garden ideal for hosting family and friends.

With approximately 1,415 sq ft of accommodation, excellent outdoor space and a beautiful combination of character, style and modern living, this is a home that really does offer the complete package.

Conveniently positioned for local shops, schools and amenities, with excellent commuter links also within easy reach, this exceptional property is sure to appeal to a wide range of buyers.

Homes offering this much space, style and versatility rarely come to the market – early viewing is essential.

Entrance Hall
5'4" x 13'5" (1.63 x 4.08)
Access to WC, kitchen diner and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

WC
2'9" x 5'5" (0.83 x 1.65)
WC with low level flush. Wash hand basin with chrome mixer tap.

Kitchen Diner
24'6" x 14'2" (7.46 x 4.33)
A modern range of high and low level kitchen units in shaker style. Plumbing for dishwasher and washing machine. Space for an American style fridge freezer. Ceramic bowl sink with mixer tap. Access to living room and orangery. UPVC double glazed door giving access to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the front and rear elevations.

Living Room
12'4" x 12'4" (3.75 x 3.77)
Feature fire with hearth and surround. Fitted shelves and storage cupboards. Carpeted throughout. UPVC double glazed bay window to the front elevation.

Orangery
8'11" x 13'11" (2.72 x 4.25)
Wood effect flooring. Central heated radiator. UPVC double glazed French doors to the rear garden. UPVC double glazed windows to the side and rear elevations. Skylight windows.

Landing
5'10" x 11'2" (1.79 x 3.40)
Access to all three bedrooms and the house bathroom. Carpeted throughout. UPVC double glazed window to the side elevations.

Bedroom One
11'12" x 10'11" (3.65 x 3.33)
Access to en suite. Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

En Suite
6' x 6'6" (1.83 x 1.99)
White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Partly tiled walls. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

Bedroom Two
8'10" x 11'2" (2.70 x 3.40)
Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Three
6'9" x 5'11" (2.07 x 1.81)
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bathroom
5'6" x 10'10" (1.68 x 3.29)
White suite comprising of panel bath with chrome taps, shower attachment and mains feed waterfall shower head. WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Wood effect flooring. Central heated towel rail. UPVC double glazed window to the rear elevation.

External

The property is approached via a substantial driveway providing ample off-road parking to both the front and side, leading to a detached brick-built garage. The attractive traditional brick façade is complemented by a covered entrance porch, while gated access provides a convenient route through to the rear.

A particular feature of the property is the generous and private enclosed rear garden, offering an excellent space for both relaxing and entertaining. A large paved patio adjoins the property and provides ample room for outdoor furniture, with a covered seating area creating an ideal spot for alfresco dining. Beyond is a well-maintained lawn bordered by established planting and mature trees. Further highlights include a substantial garden room currently arranged as a bar, an adjoining covered decked entertaining area, and additional brick-built outbuildings providing useful storage.

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.

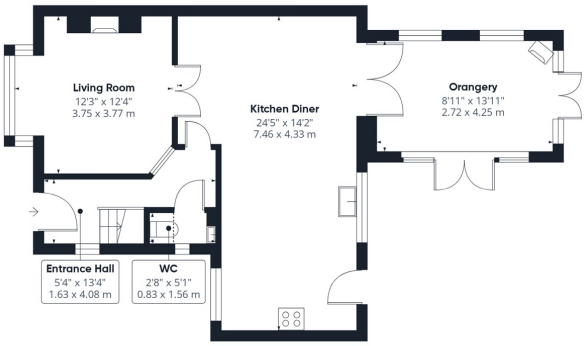
TENURE AND COUNCIL TAX BANDING

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.

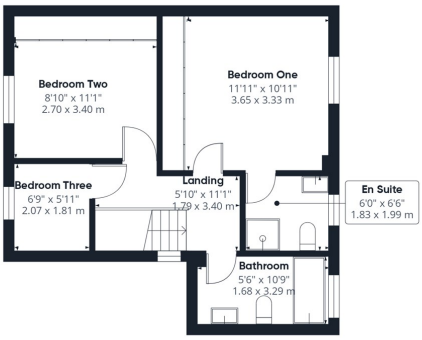








Floor 0 Building 1



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Approximate total area(1)

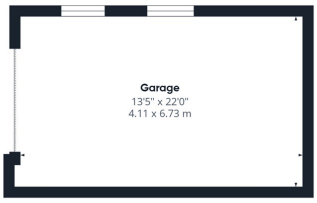
1415 ft²

131.6 m²

Reduced headroom

5 ft²

0.4 m²



Floor 0 Building 2

(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.

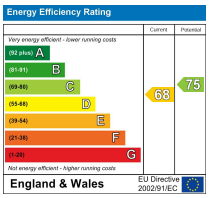
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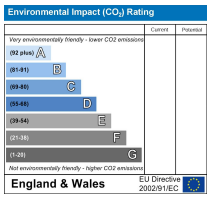
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