

Park Row



Summerfield Drive, Brotherton, Knottingley, WF11 9HY

Offers In Excess Of £110,000



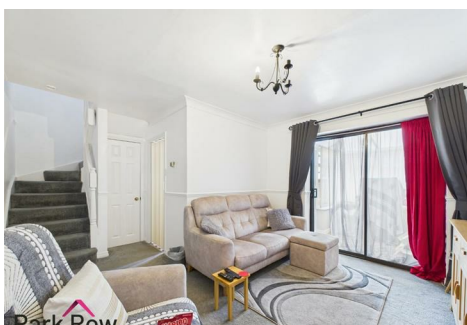
****ONE BEDROOM**QUARTER HOUSE**REAR GARDEN**CONSERVATORY**PERFECT FOR FIRST TIME BUYERS**AMAZING FOR INVESTORS****

Nestled in the charming village of Brotherton, this delightful one-bedroom maisonette on Summerfield Drive offers a perfect blend of comfort and convenience. Spanning 529 square feet, the property features two inviting reception rooms, providing ample space for relaxation and entertaining. The modern bathroom adds a touch of contemporary style, ensuring that your daily routines are both comfortable and enjoyable.

One of the standout features of this maisonette is the lovely rear garden, which presents an ideal outdoor space for gardening enthusiasts or those who simply wish to unwind in a tranquil setting. Additionally, the conservatory enhances the living area, allowing natural light to flood in and creating a warm, welcoming atmosphere.

This property is particularly well-suited for first-time buyers looking to step onto the property ladder or for investors seeking a promising rental opportunity. With its appealing location and thoughtful layout, this maisonette is a wonderful choice for anyone looking to enjoy the peaceful lifestyle that Brotherton and Byram have to offer. Don't miss the chance to make this charming home your own.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!



GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a wooden door which leads into;

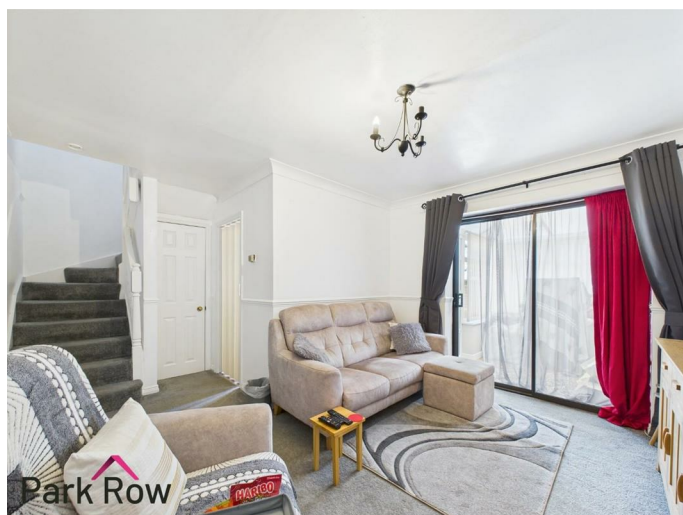
PORCH

4'3" x 3'7" (1.32 x 1.11)

A central heating radiator and a door which leads into;

LOUNGE

12'4" x 10'0" (3.76 x 3.07)



Stairs which lead up to the first floor accommodation, a door which leads into a storage cupboard, a door which leads into the kitchen, a central heating radiator and a sliding door which leads into;



CONSERVATORY

8'9" x 8'0" (2.69 x 2.44)

A dwarf wall with double glazed windows above to the rear and side elevation, double glazed windows to the other side elevation, polycarbonate roof and a double glazed door which leads out to the rear garden.

KITCHEN

9'1" x 6'0" (2.79 x 1.84)



A double glazed window to the rear elevation, wooden wall and base units surrounding, a built in oven, four ring gas hob with a built in extractor fan over and tiled splashback behind, space and plumbing for a washing machine, stainless steel drainer sink with chrome taps over, space for a freestanding fridge/freezer, a central heating radiator and houses the boiler.

FIRST FLOOR ACCOMMODATION

LANDING

3'1" x 2'11" (0.94 x 0.89)

A door which leads into a storage cupboard and further doors which lead into;

BEDROOM ONE

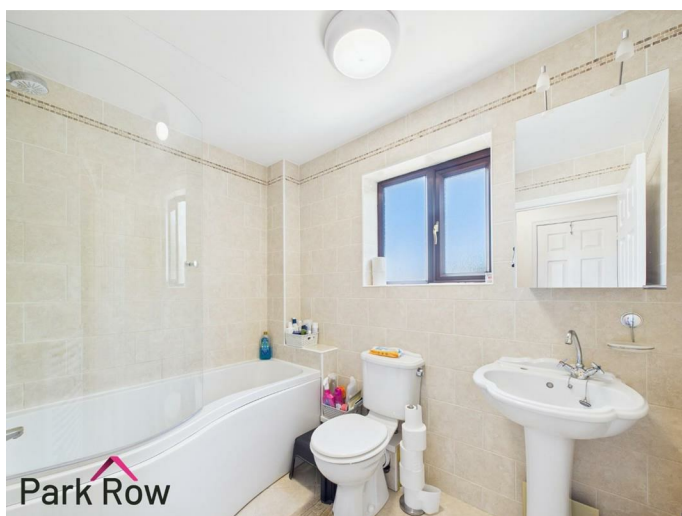
12'4" x 10'11" (3.76 x 3.35)



A double glazed window to the rear elevation, a further double glazed window to the side elevation and a central heating radiator.

BATHROOM

8'3" x 6'0" (2.52 x 1.83)



An obscure double glazed window to the rear elevation and includes a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over, mirrored unit with storage to the wall, a curved panel bath with taps above and an electric shower over with a glass shower screen, fully tiled floor to ceiling and a white towel radiator.

EXTERIOR

SIDE

Access into the entrance door via the side of the property.

REAR



Accessed via the door in the conservatory or from the pathway at the side of the property where you will step out onto; a paved area with space for seating, open fields to the rear of the garden, perimeter wooden fencing to all three sides and the rest is mainly filled with decorative stones.



HEATING AND 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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 5G

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.

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 5.30pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

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

TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: A

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

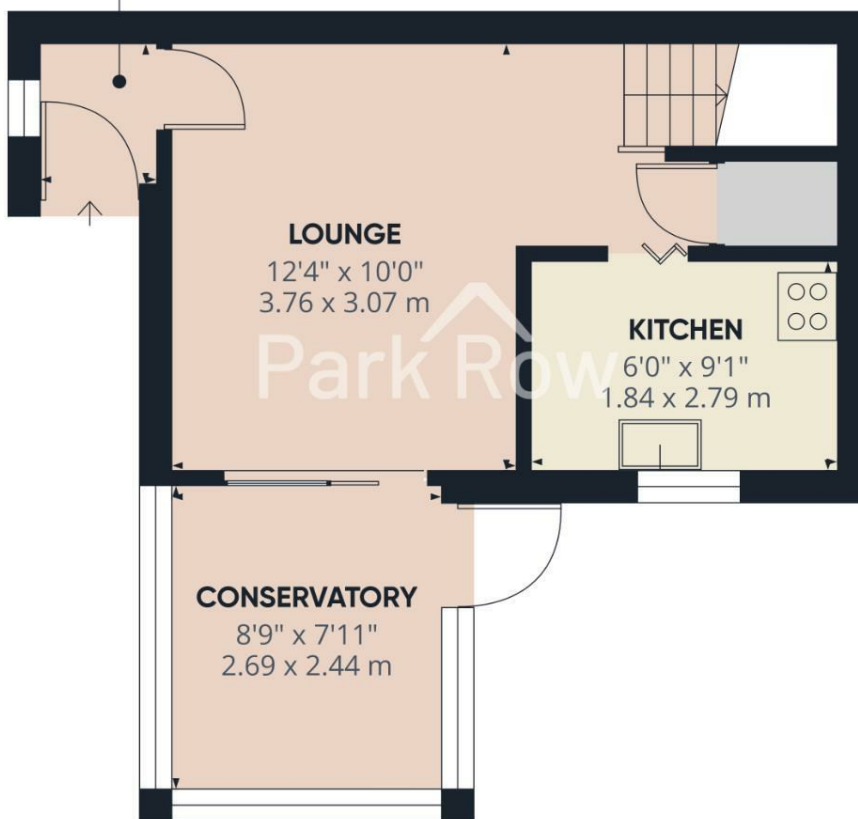
accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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.

PORCH
4'3" x 3'7"
1.32 x 1.11 m



Floor 0

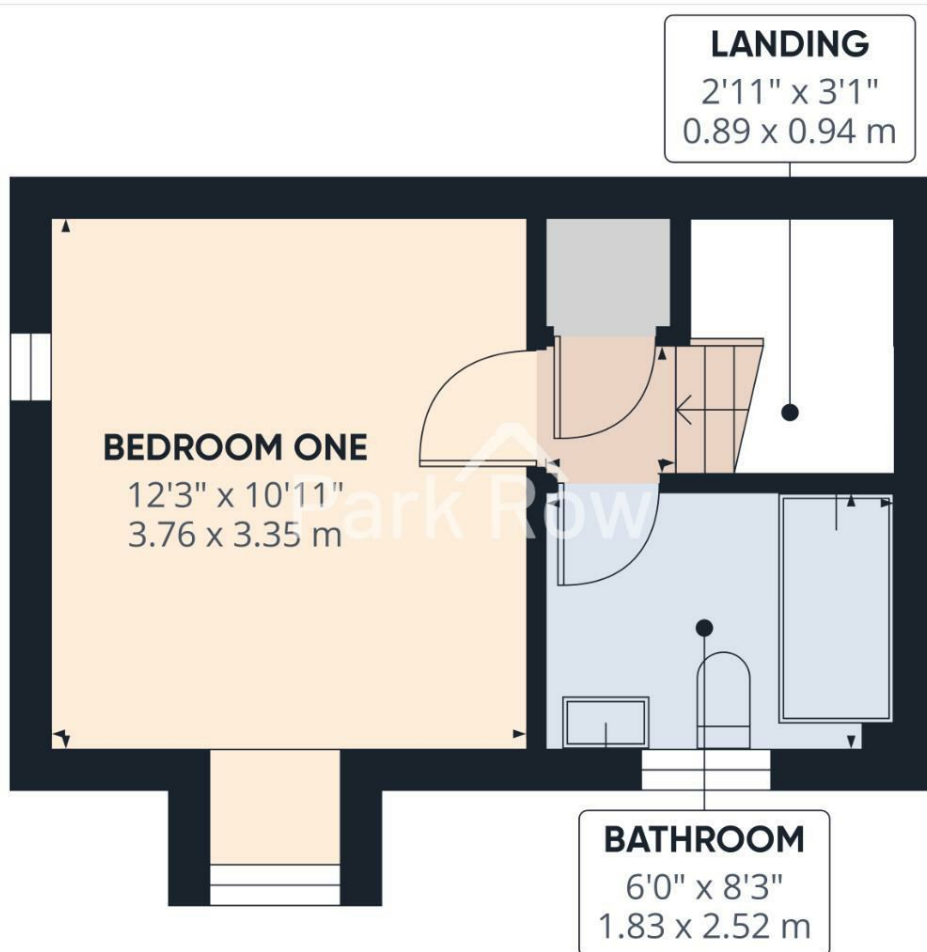
Park Row

Approximate total area⁽¹⁾
328 ft²
30.4 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.

GIRAFFE 360



Floor 1


Park Row

Approximate total area⁽¹⁾
201 ft²
18.6 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.

GIRAFFE 360



Park Row

Approximate total area[®]
529 ft²
49 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.

GIRAFFE360

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