Park Row

The proactive estate agent

Queen Margarets Drive, Brotherton, Knottingley, WF11 9HR

Offers In Excess Of £210,000

2 1 1

SEMI-DETACHEDTWO BEDROOMS**OFF STREET PARKING**GARAGE**ENCLOSED REAR GARDEN WHICH BACKS ONTO FIELDS**PERFECT FOR FIRST TIME BUYERS/SMALL FAMILIES**LOCATED IN A FRIENDLY COMMUNITY**LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS**

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

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FEDERATION OF INDEPENDENT AGENTS

INTRODUCTION

Nestled in the charming area of Queen Margarets Drive, Brotherton, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 828 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking extra space.

Upon entering, you are welcomed into a bright and inviting living room, perfect for relaxation or entertaining guests. The kitchen is functional and well-equipped, providing ample space for culinary creations. The property also boasts a modern bathroom, ensuring all your daily needs are met with ease.

Outside, the home is complemented by a driveway that accommodates up to three vehicles, a rare find in many urban settings. The front garden adds to the property's curb appeal, while the enclosed rear garden offers a private outdoor space, ideal for enjoying sunny days or hosting gatherings.

Set within the friendly community of Byram, residents will benefit from easy access to local amenities including convivence shops, a post office, and a fish and chip shop. Local social club, schools, and transport links including close to the M62, making this property not only a lovely home but also a practical choice for everyday living. This semi-detached house is a wonderful opportunity for those looking to settle in a friendly community with beautiful escapes in to nature with multiple walks within in easy access. Don't miss your chance to make this charming property your own.

GROND FLOOR ACCOMODATION

ENTRANCE

Enter through a uPVC door with a double glazed glass panel within which leads into;

PORCH

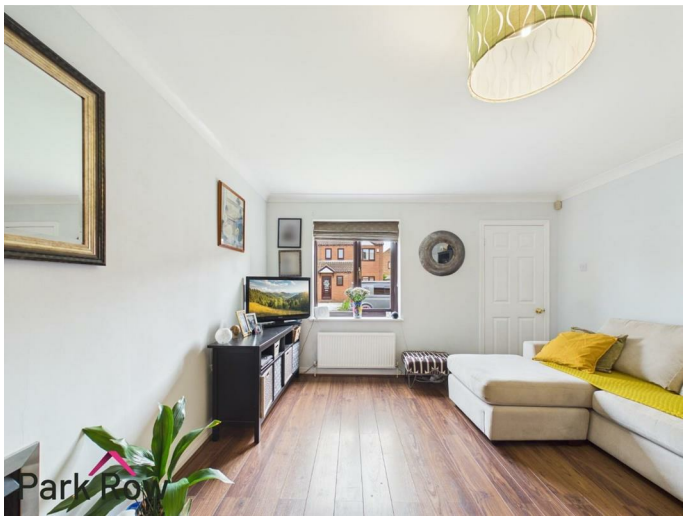
4'4" x 3'9" (1.34 x 1.15)

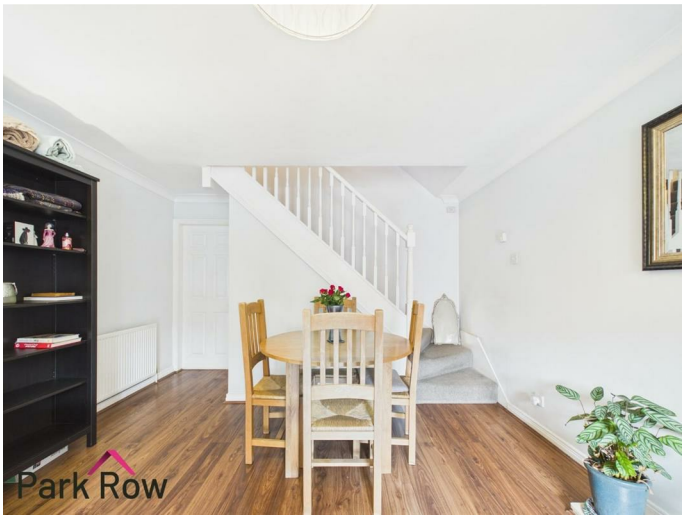
A double glazed window to side elevation and a central heating radiator and an internal door that leads into;

LIVING ROOM

18'10" x 12'5" (5.75 x 3.80)

A double glazed window to the front elevation, two central heating radiators, stairs which lead up to the first floor accommodation, an internal door that leads into under-stairs storage and a further internal door which leads into;





KITCHEN
8'8" x 12'5" (2.65 x 3.81)

A double glazed window to the rear elevation, wooden wall and base units surrounding, built in oven, four ring gas hob with a built in extractor fan over and tiled splashback, one and a half stainless steel drainer sink with chrome taps over, space and plumbing for a washing machine, space for an under-counter fridge, space for a freestanding fridge/freezer, a central heating radiator and a uPVC door with a double glazed glass panel within which leads into;

FIRST FLOOR ACCOMODATION

LANDING
8'8" x 4'3" (2.65 x 1.31)
Internal doors which lead into;

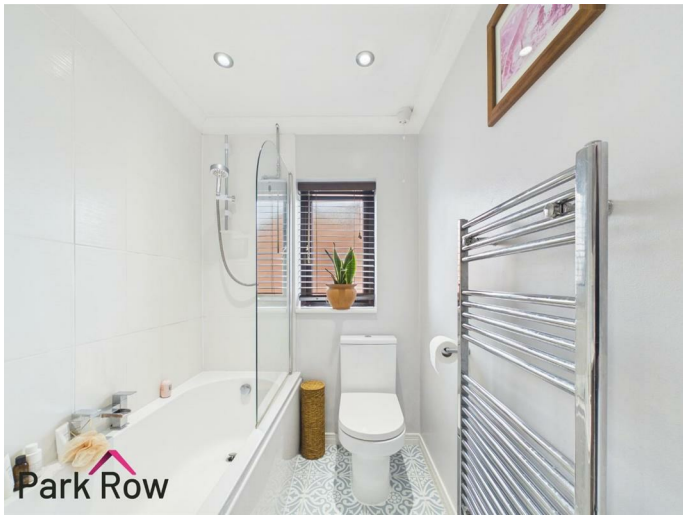
BEDROOM ONE
8'10" x 12'11" (2.70 x 3.96)

A double glazed window to the front elevation, a central heating radiator and built in wardrobes with mirrored sliding doors.

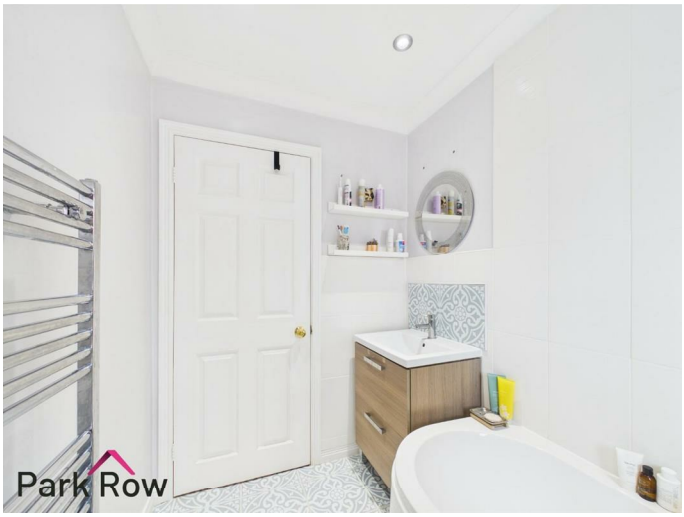
BEDROOM TWO
9'10" x 10'5" (3.00 x 3.20)

A double glazed window to the rear elevation, a central heating radiator and a door which leads into a storage cupboard.

BATHROOM
5'3" x 7'11" (1.61 x 2.42)



An obscure double glazed window to the side elevation and a white suite comprising; a close coupled w/c, a panel bath with a mains shower over and a glass shower screen, a hand basin with chrome taps over set within a wooden unit with space for storage, tiled flooring and a chrome heated towel rail.



EXTERIOR

FRONT

To the front of the property there is a driveway with space for parking, access into the garage, a paved pathway which leads to the entrance door, a gate which leads to the rear garden, perimeter fencing to the left hand side and the rest is mainly lawn.

REAR

Accessed via the gate at the front of the property or through the door in the kitchen where you will step out onto; a paved patio area with space for seating, stone built planters filled with mature shrubs, borders filled with mature bushes and trees, views over fields to the rear, perimeter wooden fencing to all three sides and the rest is mainly lawn.

GARAGE

Accessed via the up and over door from the driveway and includes; plenty of space for storage and a door which leads out to the rear garden.

AERIAL PHOTO

TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: B

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.

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.

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.

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

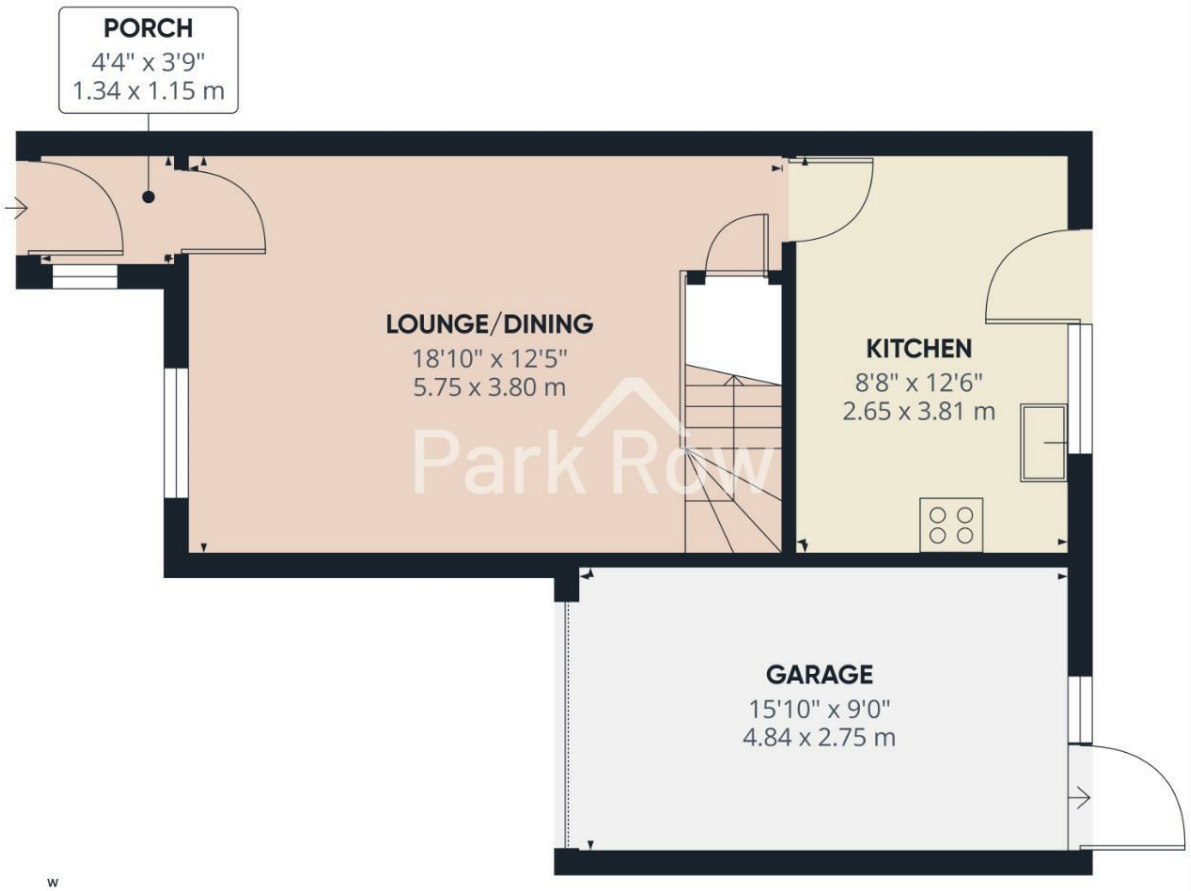
Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

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

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.



Floor 0

Park Row

Approximate total area(1)

517 ft²

48 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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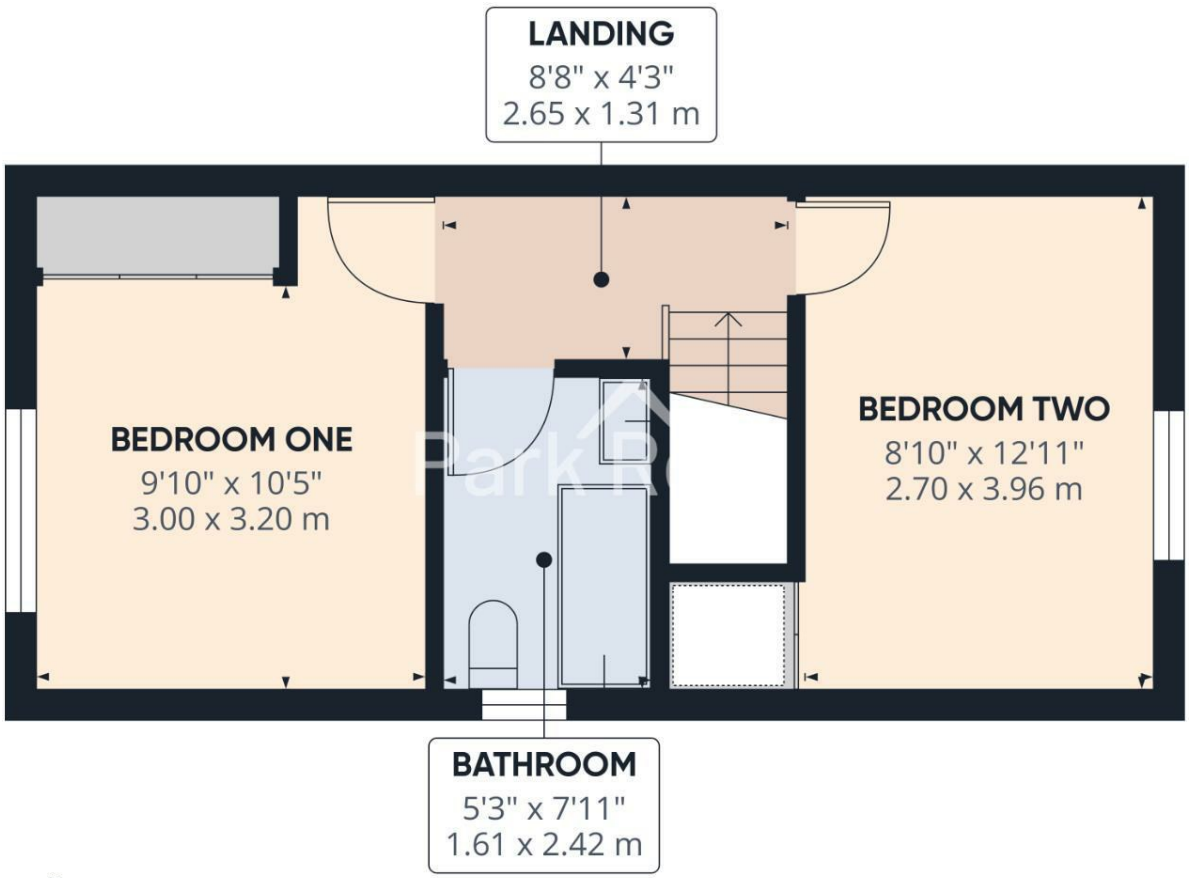

Floor 1

Park Row

Approximate total area(1)

311 ft²

28.9 m²

(1) Excluding balconies and terraces

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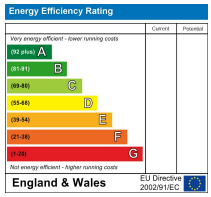

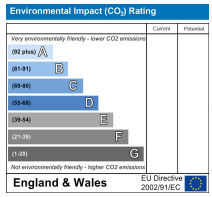

T 01977 681122
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA
sherburn@parkrow.co.uk

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