Park Rôw

Roe Lane, Birkin, Knottingley, WF11 9LR

Offers In Excess Of £365,000

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DETACHED BUNGALOWTWO BEDROOMS**AMPLE OFF STREET PARKING**DETACHED GARAGE**CONSERVATORY**FRONT AND REAR GARDENS**VILLAGE LOCATION**

Nestled in the tranquil village of Birkin, Knottingley, this charming detached bungalow on Roe Lane offers a perfect blend of comfort and convenience. Spanning an impressive 838 square feet, the property features two well-proportioned bedrooms, making it an ideal home for couples, families, or those seeking a peaceful retirement.

Upon entering, you are welcomed into a spacious lounge that exudes warmth and invites relaxation. The bungalow boasts a well-appointed bathroom, ensuring all your essential needs are met.

One of the standout features of this property is the delightful conservatory, which is bathed in natural light and provides a seamless transition to the beautifully maintained rear garden through its sliding doors. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

The exterior of the property is equally impressive, with ample off-street parking available for up to five vehicles, complemented by a detached garage for additional storage or workshop space.

The front and rear gardens are a true highlight, offering a picturesque setting that enhances the overall appeal of the home.

This bungalow is not just a property; it is a sanctuary in a quiet village location, providing a serene lifestyle while still being within reach of local amenities. Whether you are looking to settle down or seeking a peaceful retreat, this delightful home on Roe Lane is sure to impress.

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 ACCOMMOTION

ENTRANCE
Enter through a double glazed door which leads into;

ENTRANCE HALLWAY
13'5" x 4'9" (4.11 x 1.47)

A central heating radiator, a door which leads into a storage cupboard, loft access and further internal doors which lead into;

LOUNGE
11'4" x 14'11" (3.47 x 4.56)

A double glazed bay-window to the front elevation, a double glazed window to the side elevation, a central heating radiator and a fireplace.

KITCHEN/DINING ROOM
12'9" x 14'11" (3.90 x 4.57)

A double glazed window to the side elevation, wooden wall and base units with under-lighting, a built in double oven, a built in fridge/freezer, a built in dishwasher, one and a half grey sink with chrome taps over, roll-edge laminate worktop, an induction hob with a built in extractor fan over, tiled splashback, a central heating radiator and a double glazed sliding door which leads into;

CONSERVATORY
7'7" x 10'9" (2.33 x 3.29)

A dwarf wall surrounding with double glazed windows above, a polycarbonate roof, a central heating radiator, a double glazed door to the side elevation and a double glazed sliding door which leads out to the rear elevation.

BEDROOM ONE
11'1" x 10'11" (3.38 x 3.34)

A double glazed bay-window to the front elevation, a central heating radiator and built in white wooden storage cupboards.

BEDROOM TWO
11'0" x 8'10" (3.37 x 2.70)

Double glazed windows to the rear and side elevation, a central heating radiator and a built in white wooden storage cupboard.

FAMILY BATHROOM
7'9" x 6'11" (2.38 x 2.11)

An obscure double glazed window to the rear elevation and includes a white suite comprising; a close coupled w/c, a hand basin with chrome taps over set within a white wooden unit with space for storage, a walk in waterfall shower with a glass shower screen, a chrome heated towel radiator, a door which leads into a storage cupboard and is fully tiled floor to ceiling.

EXTERIOR

FRONT

To the front of the property there is a spacious block paved driveway which leads all along the front of the property and down the left hand side, access to the entrance, access into the garage, borders filled with various mature trees and bushes, further borders filled with decorative stones, perimeter hedging to the front, a perimeter brick built dwarf wall to the right hand side, perimeter wooden fencing to the left hand side, access into the rear garden via the driveway and a paved pathway plus the rest is mainly lawn.

REAR

Accessed via the driveway, the pathway from the front at the right hand side of the property or through both doors in the conservatory where you will step out onto; a spacious paved area with space for seating, a paved pathway which leads to a further paved area with more space for seating, space for a greenhouse, an area to the centre of the garden filled with mature shrubs and bushes, other areas filled with various trees and bushes, borders filled with decorative stones, access into the rear of the garage, perimeter wooden fencing to all three sides and the rest is mainly lawn.

DETACHED GARAGE
Accessed via the driveway from the front of the property and includes; lots of space for storage, space and plumbing for a washing machine plus a dryer, and an external door which leads into the rear garden.

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: LPG
Sewerage: Septic Tank
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

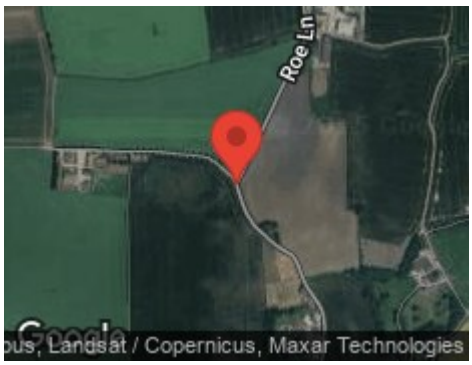
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

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: C

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.



Park Row

Approximate total area(1)
838 ft²
78 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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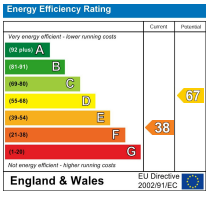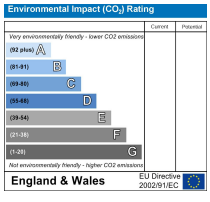
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