Park Row

The proactive estate agent



Park Lane, Allerton Bywater, Castleford, WF10 2AJ

Offers Over £150,000

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Lead In

Situated in the highly desirable village of Allerton Bywater, this beautifully renovated two-bedroom mid-terrace home with a loft room offers stylish, move-in-ready accommodation, making it an ideal purchase for first-time buyers, downsizers, or investors alike. The village enjoys an excellent range of local shops, amenities and well-regarded schools, while offering superb commuter links to Castleford, Pontefract, Leeds and beyond via nearby road and rail networks.

The current owners have tastefully modernised the property throughout, with the standout feature being the stunning newly fitted contemporary kitchen, creating a fantastic space for everyday living. The property also benefits from a useful cellar, accessed directly from the kitchen, providing excellent additional storage space and enhancing the practicality of the home.

The accommodation is well presented and ready for immediate occupation, allowing the next owner to simply unpack and enjoy. To the second floor is a versatile loft room, offering excellent additional space with the potential to be converted into a third bedroom, subject to the necessary planning permissions and building regulations.

Externally, the property benefits from an enclosed rear garden and a parking area, adding further practicality to this superb home. Properties of this quality in Allerton Bywater are always in high demand and rarely remain on the market for long. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Living Room

12' x 12'6" (3.66 x 3.82)




Access to the hallway. Wood effect flooring. UPVC double glazed window to the front elevation. Feature fireplace with surround.

Hallway

2'7" x 2'10" (0.80 x 0.86)

Access to the living room, kitchen diner and the stairs leading to the first floor.

Kitchen Diner

12'11" x 12'2" (3.93 x 3.72)



A range of high and low level kitchen units in shaker style with integrated washer/dryer, slimline dishwasher, oven, hob and extractor hood. Space for an American style fridge/freezer. One and half bowl sink with drainer and chrome mixer tap. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the rear elevation. UPVC access door leading to the garden.

Landing

5'7" x 3' (1.71 x 0.92)

Access to both bedrooms, bathroom and stairs leading to the attic/bedroom three. Carpeted throughout.

Bedroom One

12'1" x 12'8" (3.68 x 3.85)




Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Two
7'5" x 8'10" (2.27 x 2.68)



Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bathroom
4'3" x 12'3" (1.30 x 3.74)



White suite comprising of panel bath with chrome taps, mains feed shower and shower screen. Wash hand basin with chrome taps. WC with low level flush. Central heated chrome towel rail. Tiled effect flooring. Full height wall tailing. UPVC double glazed frosted window to the rear aspect.

Attic / Bedroom Three
13'4" x 15'11" (4.07 x 4.85)



Potential to be a third bedroom (Subject to the necessary planning permission). Carpeted throughout. Central heated radiator. Skylight.

External





Conveniently positioned within an established residential location, the home offers excellent kerb appeal and is ideally suited to first-time buyers, investors or those looking to downsize.
To the rear, the property enjoys a low-maintenance enclosed courtyard garden, predominantly laid with paving to create an ideal space for outdoor seating and entertaining. Enclosed by painted boundary walls, the garden offers a good degree of privacy and provides ample room for garden furniture and potted plants.

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.

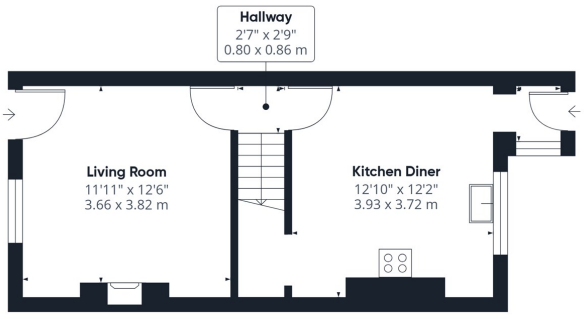
TENURE AND COUNCIL TAX BANDING

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.

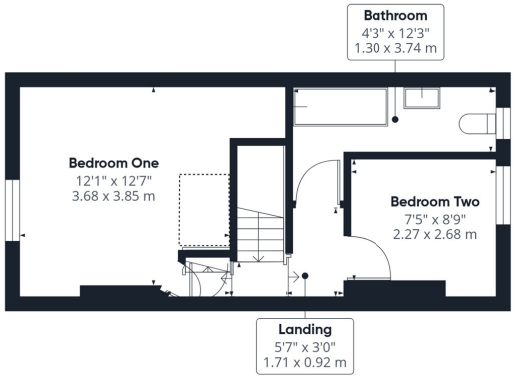




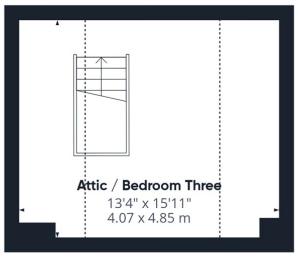




Floor 0



Floor 1





Floor 2

Approximate total area(1)

878 ft²
81.5 m²

Reduced headroom

105 ft²
9.8 m²

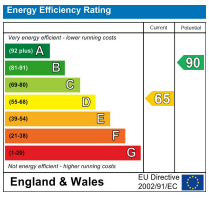
(1) Excluding balconies and terraces

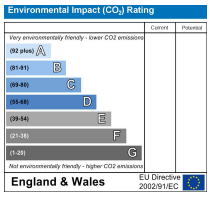
Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

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