

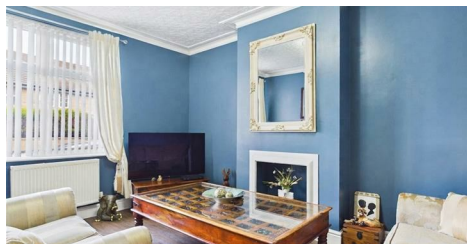
Park Row

The proactive estate agent



Bell Lane, Ackworth, Pontefract, WF7 7JJ

£205,000



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Lead In

A truly impressive three-bedroom end-terrace home, offering significantly more space than you might expect and presented to an exceptionally high standard throughout.

Larger than many of its neighbouring properties, this beautiful home boasts generous room proportions, high ceilings and a superb combination of traditional character and stylish modern finishes. Properties of this size and calibre rarely become available within the village, making early viewing highly recommended.

The ground floor offers fantastic living space, comprising a separate lounge, along with a super-modern fitted kitchen which opens beautifully into the dining room, creating a sociable and spacious area ideal for both everyday family living and entertaining. The kitchen is finished to an excellent standard and benefits from a range of integrated appliances.

Arranged over three floors, the property provides three excellent double bedrooms, with one of the bedrooms positioned within the attic, creating a fantastic additional space. The stunning modern bathroom is another standout feature, complete with a luxurious freestanding bath and separate double shower enclosure.

Throughout the home, the generous room sizes and high ceilings create a wonderful feeling of space, while the exceptional standard of presentation means the property is ready for its new owners to simply move in and enjoy.

Externally, the property continues to impress with an outdoor courtyard, off-street parking and useful outbuildings, offering excellent additional storage and practicality.

The village provides a fantastic range of amenities right on the doorstep, including schools, a private school, shops, supermarkets, petrol stations and restaurants. Excellent commuter links are also close by, with the A1 and M62 within a short drive, providing convenient access to surrounding towns and cities.

Homes offering this combination of space, presentation and location rarely come to market, and an internal viewing is essential to fully appreciate everything this beautiful property has to offer.

Entrance Hall

18'2" x 3'2" (5.54 x 0.96)

Access to living room and dining room. Wood effect flooring. Central heated radiator.

Living Room

15'1" x 10'12" (4.60 x 3.35)

Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Dining Room

12'1" x 14'6" (3.68 x 4.42)

Access to the hallway and kitchen. Wood effect flooring.

Central heated radiator. UPVC double glazed windows to the rear and side elevations.

Kitchen

11'2" x 8'10" (3.40 x 2.70)

A modern range of high and low level kitchen units with integrated appliances including oven, hob and microwave. Sink with drainer and chrome mixer tap. Wood effect flooring. UPVC door leading to the garden. UPVC double glazed window to the rear elevation.

Hallway

2'8" x 4'3" (0.81 x 1.29)

Stairs leading to the first floor.

Landing

3'2" x 3'1" (0.96 x 0.94)

Access to two bedrooms, bathroom and the stairs leading to the second floor. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Bedroom One

11'11" x 14'6" (3.63 x 4.41)

Fitted wardrobes. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Two

12'2" x 11'4" (3.71 x 3.46)

Fitted wardrobes. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Bathroom

11'1" x 8'10" (3.38 x 2.69)

White suite comprising of shower cubicle with mains feed shower. Panel bath with chrome mixer tap. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Partly tiled walls. Wood effect floor. Central heated radiators. UPVC double glazed frosted window to the rear aspect.

Bedroom Three

17'11" x 14'6" (5.45 x 4.41)

Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

External

Gated Rear Yard With Off-Street Parking For Two Vehicles & Useful Outbuildings

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



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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.

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

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

PONTEFRAC - 01977 791133

CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

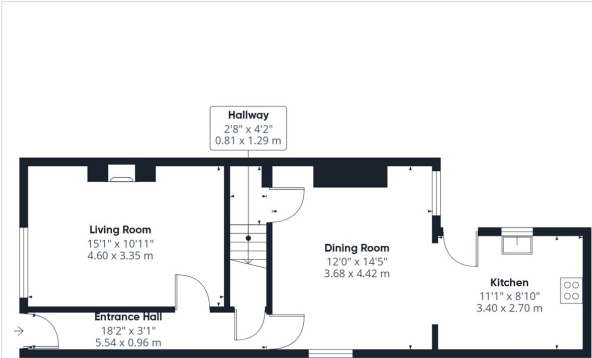
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

TENURE AND COUNCIL TAX BANDING

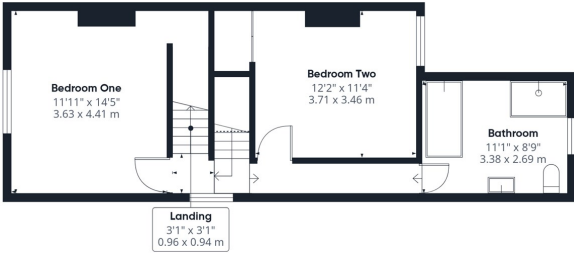
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are



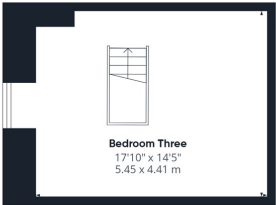
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Floor 0



Floor 1



Floor 2

Approximate total area^m
1264 ft²
117.5 m²

(1) Excluding balconies and terraces

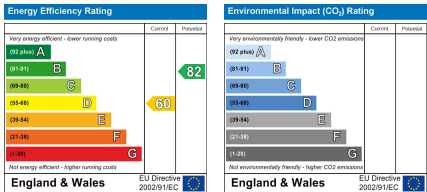
Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

T 01977 791133
W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB
pontefract@parkrow.co.uk



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