

# Park Row

The proactive estate agent



Mill Hill Avenue, Pontefract, WF8 4JH

£235,000



FEDERATION  
OF INDEPENDENT  
AGENTS

## Lead In

Situated on the highly sought-after Larks Hill estate on the south side of Pontefract, this beautifully maintained three-bedroom semi-detached home offers stylish, ready-to-move-into accommodation in an excellent family location. Falling within the catchment area for highly regarded primary and secondary schools, it is ideal for first-time buyers and growing families alike.

The accommodation comprises a welcoming lounge, a recently fitted modern kitchen, a bright sunroom, three well-proportioned bedrooms, and a contemporary house bathroom.

Externally, the property boasts a generous rear garden, providing the perfect space for outdoor dining, entertaining, and family enjoyment.

## Entrance Hall

1'5" x 6'6" (0.43 x 1.98)

Access to inner hallway. Tiled effect flooring.

## Inner Hallway

9'11" x 5'7" (3.01 x 1.71)

Access to living room, kitchen and stairs leading to the first floor. Wood effect flooring. Central heated radiator.

## Kitchen

7'10" x 8'4" (2.40 x 2.54)

A modern range of high and low level kitchen units in shaker style with integrated appliances including oven and hob. Sink with drainer and mixer tap. UPVC door leading to the side exterior of the property. Wood effect flooring. UPVC double glazed window looking into the sunroom.

## Living Room

19'9" x 10'12" (6.03 x 3.35)

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

## Sunroom

8'2" x 16'8" (2.49 x 5.07)

Wood effect flooring. Central heated radiator. UPVC double glazed French doors leading to the rear garden. UPVC double glazed windows to the rear elevations.

## Landing

6'2" x 8'4" (1.87 x 2.55)

Access to all three bedrooms and the house bathroom. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

## Bedroom One

10'11" x 10'9" (3.32 x 3.28)

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

## Bedroom Two

8'8" x 10'11" (2.64 x 3.32)

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

## Bedroom Three

7'8" x 6'11" (2.33 x 2.10)

Fitted wardrobes and storage cupboards. Carpeted throughout. UPVC double glazed window to the front elevation.

## Bathroom

5'5" x 6'11" (1.66 x 2.10)

White suite comprising of WC with low level flush. Wash hand basin with chrome tap. Panel bath with chrome taps, shower screen and electric shower. Partly tiled walls. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

## Bar / Summer House

11'7" x 11'7" (3.53 x 3.52)

Power and electric.

## External

To the front, the property benefits from a generous block-paved and gravelled driveway providing ample off-street parking and leading to the attached carport.

To the rear is a generous, well-established garden, predominantly laid to lawn and offering an excellent space for families and outdoor entertaining. A graveled patio area immediately adjoins the property, providing ample room for outdoor seating and dining, while mature planting and established boundary hedging add greenery and privacy. A useful bar/summer house sits towards the back of the garden and can be enjoyed all year round.

## 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.



FEDERATION  
OF INDEPENDENT  
AGENTS

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

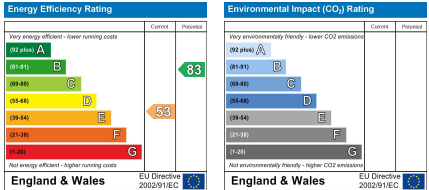
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



FEDERATION  
OF INDEPENDENT  
AGENTS



T 01977 791133  
W www.parkrow.co.uk  
30 Newgate, Pontefract, West Yorkshire, WF8 1DB  
pontefract@parkrow.co.uk



FEDERATION  
OF INDEPENDENT  
AGENTS