Park Row

The proactive estate agent



Thompson Avenue, Castleford, WF10 3RH

Offers Over £300,000

5 | 2 | 1 | C







MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS

Lead In

Situated in the popular residential location of Townville, this substantial five bedroom detached family home occupies an enviable corner plot and offers an impressive amount of living accommodation, generous outdoor space and fantastic potential for its next owners.

Having been a much-loved family home, this property presents an exciting opportunity for purchasers looking for a spacious detached residence with the flexibility to modernise, improve and truly make their own. With properties in the surrounding area achieving strong sale prices, this home offers excellent potential to add value while enjoying the benefits of an established and sought-after residential location.

The accommodation is both spacious and versatile, with four generously sized double bedrooms positioned on the first floor and a further bedroom located on the ground floor. This flexible arrangement is ideal for larger families, multi-generational living or those requiring additional space for a home office or guest accommodation.

The ground floor also benefits from a bathroom, a spacious open-plan lounge and dining room providing an excellent setting for family living and entertaining, alongside a family kitchen with a dedicated breakfast area. The layout offers plenty of scope for reconfiguration or modernisation to suit individual requirements.

Externally, this property really stands out. Occupying a generous corner plot, the home benefits from gardens to the front and side, offering excellent outdoor space and further potential for landscaping or improvement. A spacious driveway provides ample off-street parking, with double-opening gates leading to a substantial detached garage and workshop area. This additional space is ideal for vehicle storage, hobbies, tradespeople or those requiring practical workshop facilities.

Location is another fantastic selling point. Thompson Avenue is situated within the popular Townville area, conveniently positioned for local shops, amenities and well-regarded primary and secondary schools. Pontefract and Castleford town centres are both within a short drive, while excellent access to the surrounding motorway networks makes this an ideal location for commuters travelling throughout West Yorkshire and beyond.

The combination of its substantial accommodation, flexible five bedroom layout, generous corner plot and extensive garage and workshop facilities makes this a particularly appealing opportunity for families and buyers looking for a property with room to grow.

Offered for sale with no onward chain, this much-loved home is ready for its next chapter and offers huge potential for purchasers wishing to create their ideal family residence.

Internal viewing is essential to fully appreciate the size, layout, outdoor space and possibilities this fantastic detached property has to offer.

Call now to arrange your viewing – a property of this size and potential is not to be overlooked!

Inner Hallway

3'5" x 6'10" (1.03 x 2.08)

Access to kitchen diner, bedroom five/study, shower room, living room and the stairs leading to the first floor. Carpeted throughout. Central heated radiator.

Kitchen Diner

11'10" x 17'2" (3.60 x 5.22)





A range of high and low level kitchen units with integrated appliances including double oven, hob and extractor hood. One and half bowl sink with drainer and chrome tap. Wood effect flooring. UPVC double glazed door leading to the side of the property. UPVC double glazed window to the side elevation.

Living Room

24'4" x 10'9" (7.42 x 3.28)




Feature fire with hearth and surround. Carpeted throughout. Central heated radiators. UPVC double glazed windows to the front and side elevations.

Bedroom Five / Study
11'11" x 9'10" (3.64 x 2.99)



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

Shower Room
7'12" x 6'11" (2.43 x 2.12)



White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Shower cubicle with mains feed shower. Partly tiled walls. Chrome central heated radiator. UPVC double glazed frosted window to the rear aspect.

Landing
11'9" x 6'10" (3.58 x 2.09)

Access to all four bedrooms and the shower room. Carpeted throughout.

Bedroom One
8'10" x 10'5" (2.68 x 3.18)



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

Bedroom Two
8'4" x 12'5" (2.53 x 3.79)



Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Bedroom Three
9'1" x 11'5" (2.77 x 3.48)



Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Bedroom Four
8'10" x 9'8" (2.68 x 2.95)



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

Bathroom
5'11" x 6'12" (1.80 x 2.13)



White suite comprising of WC with low level flush. Wash hand basin with chrome taps. Panel bath with chrome taps, shower screen and mains feed shower. Extractor fan. Carpeted throughout. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

External





Occupying a generous plot, this attractive detached property benefits from a gated driveway providing ample off-road parking, together with a substantial detached garage.

The property enjoys a well-maintained lawned garden, complemented by an extensive paved patio area, ideal for outdoor seating and entertaining. A further enclosed courtyard area provides additional outdoor space, offering both practicality and versatility.

The detached garage provides excellent secure parking or storage facilities, whilst the gated driveway adds an extra degree of privacy and security. The outdoor areas are designed for ease of maintenance, making this an appealing home for a range of prospective purchasers.

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:

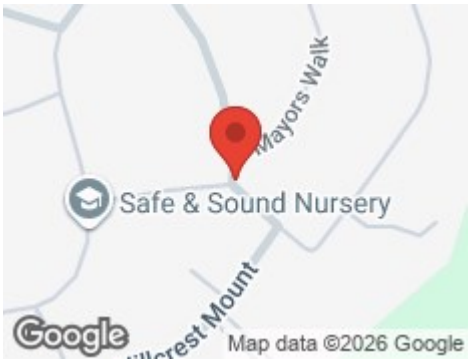
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

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.

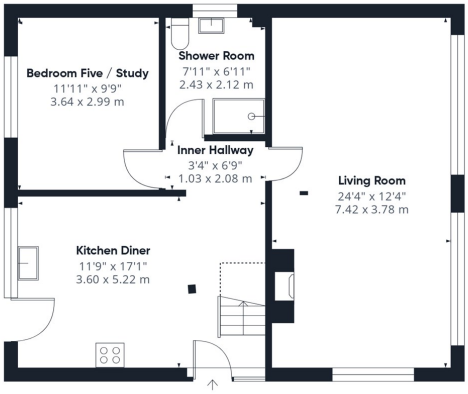
TENURE AND COUNCIL TAX BANDING

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.

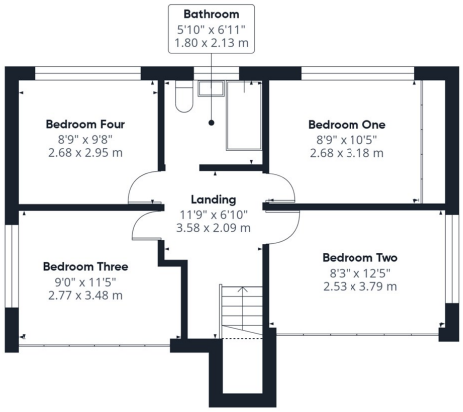




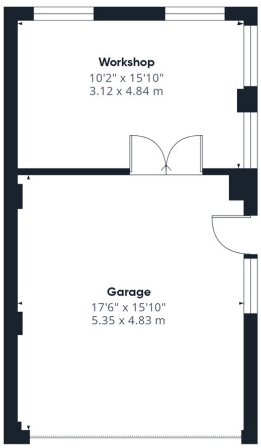




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1646 ft²

153 m²

Reduced headroom

15 ft²

1.4 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.

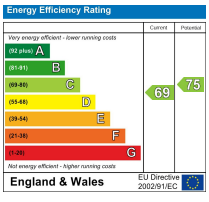
GIRAFFE360

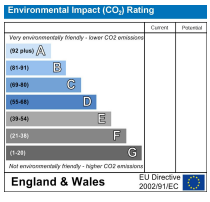
T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk





MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS