Park Row

The proactive estate agent



Hawthorne Close, Pontefract, WF8 2ZB

Offers Over £180,000

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Lead In

A modern and beautifully presented two double bedroom end townhouse, situated on a popular recently built development in Pontefract. Offering contemporary living accommodation, off-street parking and an attractive rear garden, this fantastic home is ideal for first-time buyers, downsizers or those looking for a low-maintenance property in a convenient location.

This lovely home offers a practical and well-proportioned layout, perfectly suited to modern-day living. The ground floor comprises a welcoming living room, providing a comfortable space to relax and unwind, together with a modern kitchen with ample room for a dining table, ideal for everyday meals and entertaining.

To the first floor are two generously sized double bedrooms, offering excellent accommodation for a couple, small family or those requiring a home office or guest bedroom.

The property benefits from gas central heating and modern fixtures and fittings throughout, making it an appealing choice for buyers seeking a home they can move straight into.

Externally, the property enjoys the advantage of off-street parking and a private rear garden, providing an ideal space for outdoor dining, relaxing or entertaining during the warmer months.

Situated within a modern residential development in Pontefract, the property is conveniently positioned for local shops, everyday amenities and schools within walking distance. Nearby open fields and countryside walks are perfect for those who enjoy the outdoors, particularly dog walkers.

Pontefract town centre offers a wide range of shops, supermarkets, restaurants and leisure facilities, together with excellent transport connections to surrounding towns and cities.

Whether you're taking your first step onto the property ladder, looking to downsize or searching for a modern investment opportunity, this attractive two bedroom home is certainly worth viewing. Early internal inspection is highly recommended to appreciate the accommodation and location on offer.

Entrance Hall

14'9" x 3'4" (4.50 x 1.02)

Access to kitchen diner, WC, living room and the stairs leading to the first floor. Tiled flooring. Central heated radiator.

Kitchen Diner

14'9" x 6'6" (4.49 x 1.99)





A modern range of high and low level kitchen units with integrated appliances including fridge freezer, washing machine, oven, hob and extractor hood. Tiled flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Living Room

8'11" x 13'2" (2.72 x 4.02)

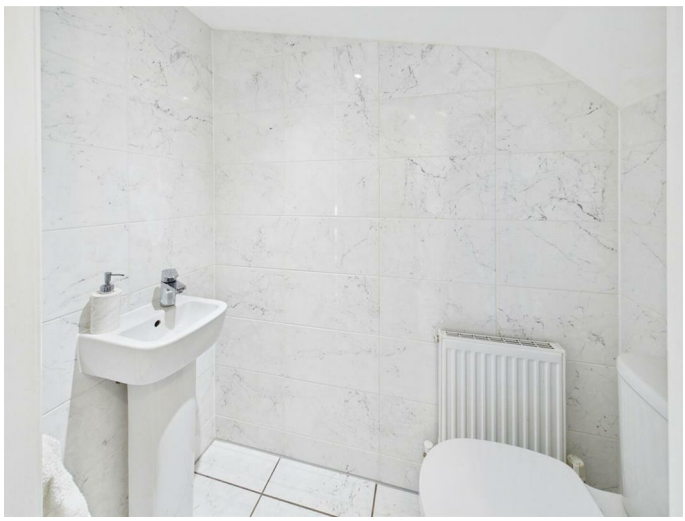




Carpeted throughout. Central heated radiator. UPVC double glazed French doors leading to the rear garden. UPVC double glazed window to the rear elevation.

WC

5'5" x 2'10" (1.65 x 0.86)

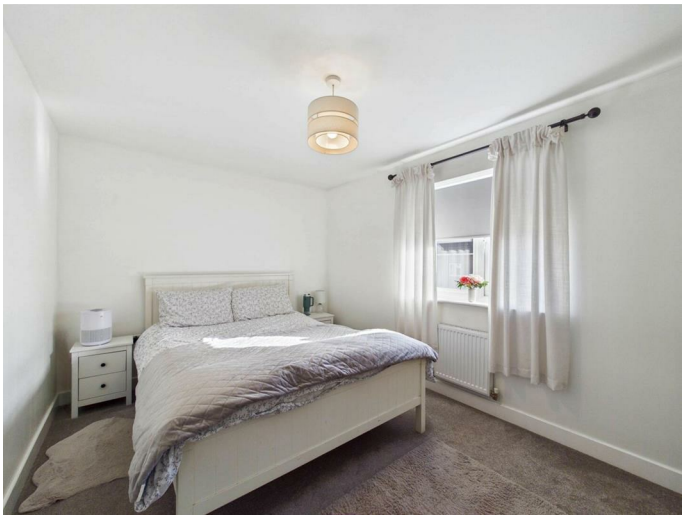


WC with low level flush. Wash hand basin with chrome mixer tap. Full height wall tiling. Extractor fan. Tiled flooring. Central heated radiator.

Landing
6'5" x 3'8" (1.95 x 1.11)

Access to both bedrooms and the house bathroom. Carpeted throughout. UPVC double glazed window to the side elevation.

Bedroom One
9'2" x 13'3" (2.80 x 4.04)



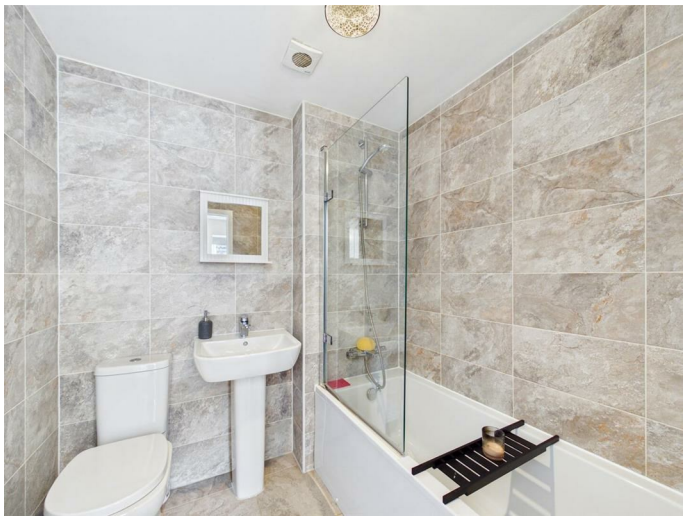
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Two
7'10" x 9'8" (2.40 x 2.94)



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

Bathroom
6'5" x 6'3" (1.95 x 1.90)



White suite comprising of panel bath with shower screen and chrome taps with shower attachment. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Full height wall tiling. Tiled effect flooring. Central heated radiator.

External





To the front of the property is a generous double driveway, providing off-road parking for two vehicles. A paved pathway leads to the main entrance, with a neatly presented frontage featuring established shrubs and a low-maintenance planted border. A side access gate provides convenient access to the rear garden.

To the rear is a generously sized, fully enclosed garden, predominantly laid to lawn and offering a blank canvas for landscaping or personalisation. Timber fencing surrounds the garden, providing a good degree of privacy, while a paved patio area directly outside the French doors offers an ideal space for outdoor seating and entertaining.

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.

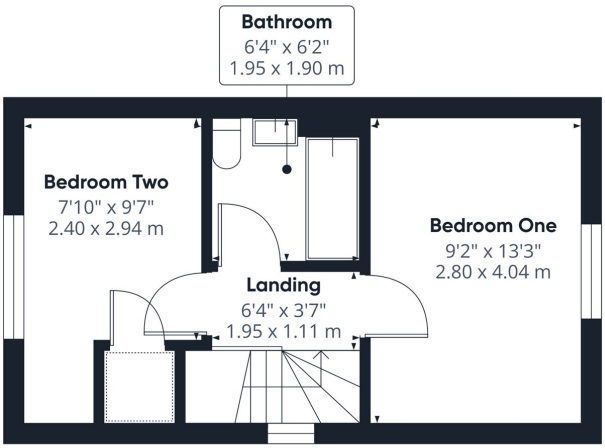








Floor 0





Floor 1

Approximate total area(1)

581 ft²

54 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.

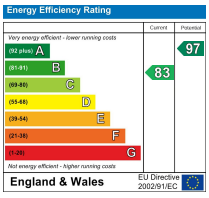
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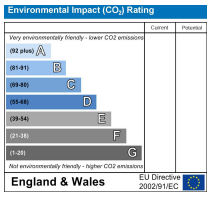
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