Park Row

The proactive estate agent



West Park Homes, Darrington, Pontefract, WF8 3HY

Offers Over £100,000

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Lead In

Situated within the popular West Park Homes development in Darrington, this spacious two-bedroom park home offers affordable, single-level living within a secure gated community exclusively for the over 40s.

Accessed directly from the sought-after village of Darrington, the development enjoys a peaceful and private setting while remaining conveniently positioned for local amenities and excellent transport connections.

Each park home within the development has its own individual character, and this particular property offers a generous amount of accommodation together with its own parking area and outdoor space, perfect for sitting and relaxing during the warmer months.

Internally, the accommodation comprises a spacious lounge, kitchen, two bedrooms, conservatory and bathroom. The property is in relatively good condition throughout, although there is scope for a new owner to modernise and personalise the interior to their own taste.

Park homes within this development are extremely popular, offering an affordable alternative for buyers looking for manageable, one-level accommodation in an attractive village location.

Offered to the market with no onward chain, early viewing is highly recommended to appreciate the size, setting and potential this home has to offer.

Kitchen

10'12" x 9'6" (3.35 x 2.90)



A range of high and low level kitchen units with integrated appliances including oven, hob and extractor hood. Plumbing for washing machine. One and half bowl sink with drainer and chrome mixer tap. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the front elevation. UPVC access door leading to the front of the property.

Living Room Diner

17'4" x 19'6" (5.28 x 5.94)





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

Conservatory

8'2" x 7'9" (2.48 x 2.37)



Wood effect flooring. Central heated radiator. UPVC double glazed door giving access out to the side of the property . UPVC double glazed windows to the side elevations.

Hallway

9'7" x 3'1" (2.92 x 0.93)

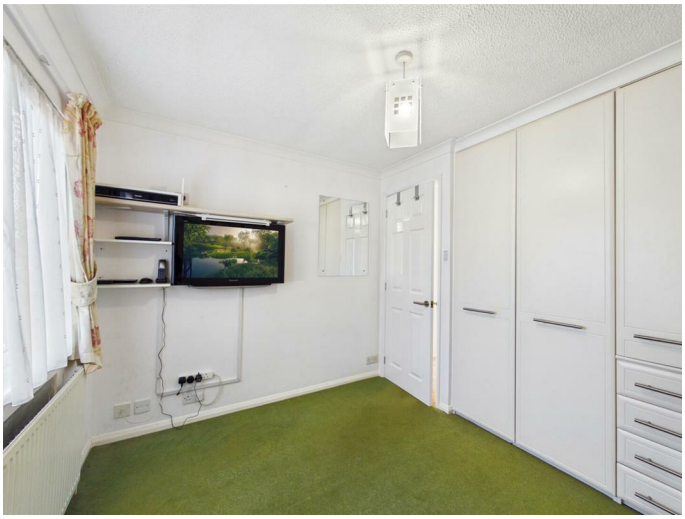
Access to both bedrooms and the house bathroom. Carpeted throughout.

Bedroom One
11'2" x 9'5" (3.40 x 2.88)



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

Bedroom Two
7'12" x 9'5" (2.43 x 2.88)



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

Bathroom
7'7" x 6'6" (2.32 x 1.97)



White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Panel bath with chrome taps and mains feed shower. Extractor fan. Partly tiled walls. Tiled effect flooring. Chrome central heated towel rail. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

External



The property occupies a pleasant position within this established park home development and is surrounded by well-maintained lawned gardens with mature shrubs and planting providing an attractive setting. Steps lead to the main entrance, while a conservatory to the side provides direct access to the garden and additional outdoor seating space. A block-paved driveway provides convenient off-road parking, with a useful external storage unit positioned alongside. The surrounding gardens offer a good degree of privacy and provide an enjoyable, low-maintenance outdoor space.

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

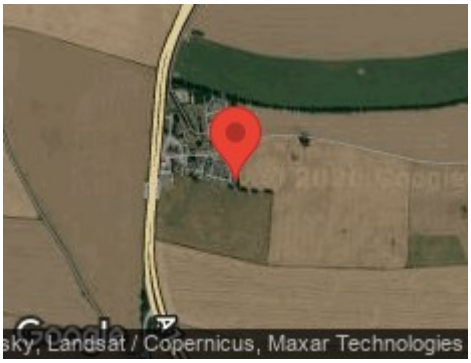
UTILITIES BROADBAND & MOBILE COVERAGE

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.

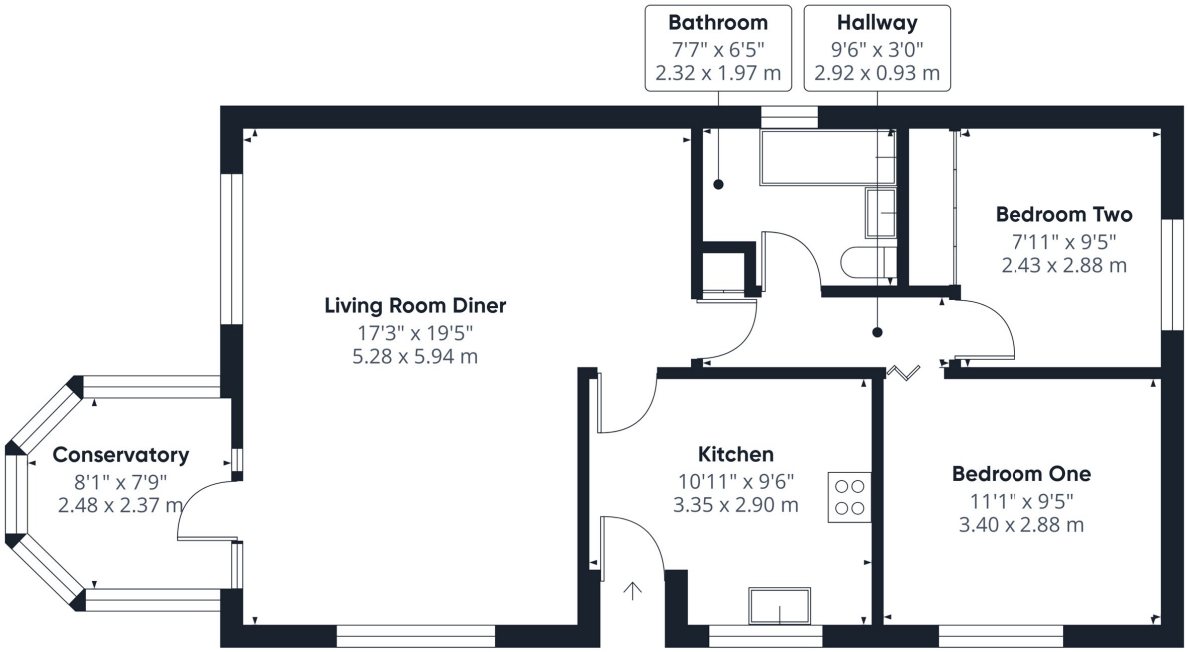
TENURE AND COUNCIL TAX BANDING

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.









Approximate total area(1)

716 ft²

66.6 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.

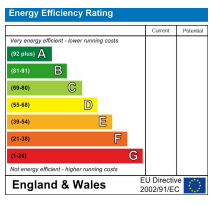
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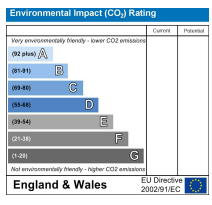
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