

...Your proactive estate agent



Priory Chase, Pontefract, WF8 1TH
Offers In Excess Of £80,000

Park Row

SECOND FLOOR ACCOMMODATIONMODERN OPEN PLAN LIVING DINING KITCHEN AREA**EN-SUITE TO MASTER**ALLOCATED PARKING SPACE.** Situated in Pontefract this apartment briefly comprises: entrance hallway, open plan living, dining and kitchen area, two bedrooms, bathroom and en-suite to master. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING 7 DAYS A WEEK TO BOOK A VIEWING.



SECOND FLOOR ACCOMMODATION

ENTRANCE

Solid fire door leading into:

ENTRANCE HALLWAY

Double central heating radiator, storage cupboard (big enough to house a fridge freezer). Doors leading off



BATHROOM

1.96m x 1.70m (6'5" x 5'6")

Having a three piece suite comprising: panel bath with chrome mixer tap over and shower attachment with tiled splashback. Low flush w/c and pedestal wash hand basin with chrome taps over. Double central heating radiator, vinyl flooring.



BEDROOM ONE

4.28m x 3.20m (14'0" x 10'5")

Double central heating radiator, uPVC double glazed patio doors leading to a 'Juliet' balcony. Door leading to:

EN-SUITE SHOWER ROOM

2.13m x 1.17m (6'11" x 3'10")

Having a w.c and pedestal wash hand basin with mixer tap over. Shower enclosure, housing a power shower. Double central heating radiator and vinyl flooring.



BEDROOM TWO

3.08m x 2.70m (10'1" x 8'10")

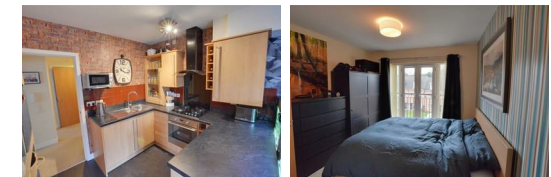
Double central heating radiator and uPVC double glazed window.



OPEN PLAN KITCHEN DINING LIVING

5.65m x 3.08m (18'6" x 10'1")

Having beech effect base and wall units with laminated work tops. Double stainless steel sink with chrome mixer tap over. 'Bekko' four ring gas hob with under counter 'Electrolux' oven and 'Cooke and Lewis' extractor fan over. Vinyl flooring, fridge and integrated washer/dryer.



LOUNGE AREA

Double central heating radiator, uPVC double glazed window and uPVC double glazed patio doors giving access to a 'Juliet' balcony.



DINING AREA

Double central heating radiator.



EXTERIOR

OUTSIDE

Electric gates give access to a communal parking area with one allocated parking space.



HEATING AND 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 AN 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.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

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

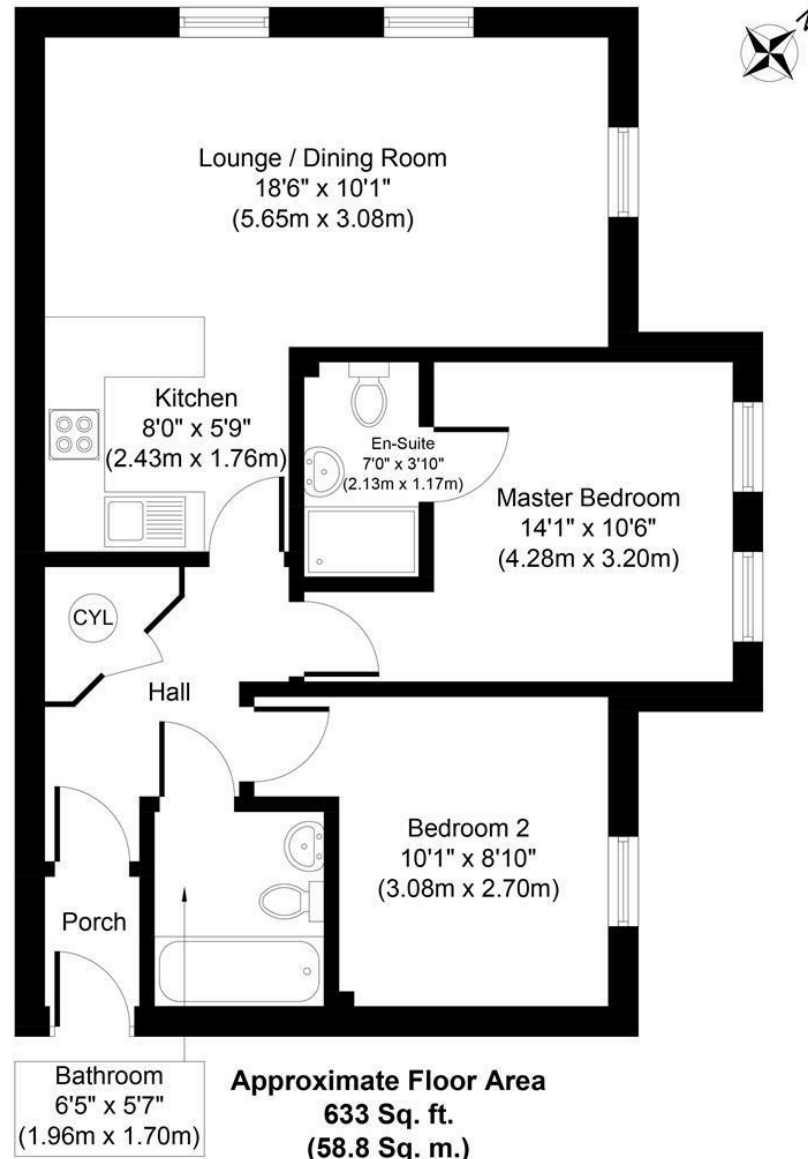
KIPPAX - 0113 8160111

CASTLEFORD - 01977 558480

VIEWINGS

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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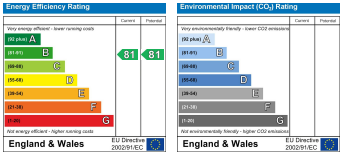
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