



West Park Homes, Darrington Pontefract WF8 3HY

Welcome to

West Park Homes, Darrington Pontefract

No Onward Chain!! Over 40's!! Two bedroom spacious park home, open plan lounge diner, kitchen, conservatory and bathroom. Wrap around lawned gardens, blocked paved driveway and further communal parking for visitors. Five-minute drive away from Pontefract town centre.



Rear Entrance Hall

With access to the loft and a storage cupboard.

Lounge/Diner

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

With two UPVC double glazed windows to the front and side aspects, fire place with electric fire and a gas central heating radiator.

Kitchen

11' 2" x 10' 2" (3.40m x 3.10m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, extractor fan, a bowl and half sink and drainer, under counter fridge freezer, plumbing for washing machine, vinyl flooring, tiled splash back, cupboard housing the boiler, gas central heating radiator and a UPVC double glazed door to the side.

Conservatory

8' 5" x 8' 3" (2.57m x 2.51m)

Constructed under UPVC, door to the front, laminate flooring and a gas central heating radiator.

Bedroom One

9' 7" x 11' 8" (2.92m x 3.56m)

With a window to the side, built in wardrobe and a gas central heating radiator.

Bedroom Two

9' 6" x 8' 2" (2.90m x 2.49m)

With a window to the rear, built in wardrobe and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower and curtain attached, part tiled, vinyl floor covering, chrome heated radiator and a window to the side aspect.

Rear Garden

With two large storage units and a good size block paved driveway. With a lawned garden to the front, side and rear.

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

West Park Homes, Darrington Pontefract

- Two Bedroom Detached Park Home
- Over 40'S Only
- NO ONWARD CHAIN
- Open Plan lounge/Diner
- Conservatory

Tenure: EPC Rating: Exempt
Council Tax Band: Deleted

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119886 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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