

...Your proactive estate agent



**Conisborough Way, Hemsworth, Pontefract, WF9 4UD**  
**Offers Over £100,000**

**Park Row**

**\*\*GROUND FLOOR APARTMENT\*\*SEPARATE BREAKFAST KITCHEN\*\*LIVING ROOM\*\*MASTER EN-SUITE\*\*HOUSE BATHROOM\*\* Situated in Hemsworth this property briefly comprises: entrance hallway, lounge, kitchen, two bedrooms, family bathroom and En-suite. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. CALL 7 DAYS A WEEK TO ARRANGE A VIEWING. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.**



## GROUND FLOOR ACCOMMODATION

### HALLWAY

Entrance hallway leading to:

### LOUNGE

**5.41 x 3.75 (17'8" x 12'3")**

Double glazed French doors to Juliet style balcony, white uPVC double glazed window to rear elevation, electric wall heaters, television and telephone points.



### KITCHEN

**3.74 x 1.78 (12'3" x 5'10")**

Having a range of wall and base units in beech effect finish with square edge laminated work tops. Single drainer sink with chrome mixer tap over. Brushed steel four ring electric hob with matching electric extractor over with built-in downlighters and electric oven. Plumbing for washing machine, wall mounted electric heater, uPVC double glazed window to the rear elevation. Wall mounted extractor and smoke alarm.



### BEDROOM TWO

**3.62 x 2.70 (11'10" x 8'10")**

White uPVC double glazed window to rear elevation, electric mounted wall heater.



### BEDROOM ONE

**4.86 x 3.27 (15'11" x 10'8")**

White uPVC double glazed windows to side elevation, fitted wardrobes in light wood effect, electric wall heater.



### MASTER EN SUITE SHOWER ROOM

**1.61 x 1.70 (5'3" x 5'6")**

White three piece suite comprising: pedestal wash hand basin with chrome hot and cold taps, low flush W.C. with glass shower enclosure half tiled walls, vinyl flooring.



## HOUSE BATHROOM

### 1.95 x 1.71 (6'4" x 5'7")

White three piece suite comprising: paneled curved shaped bath with chrome had shower over, pedestal hand wash basin with hot and cold chrome taps, low flush W.C. vinyl flooring, part tiled walls.



## 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.

## 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

## TENURE AND COUNCIL TAX BANDING

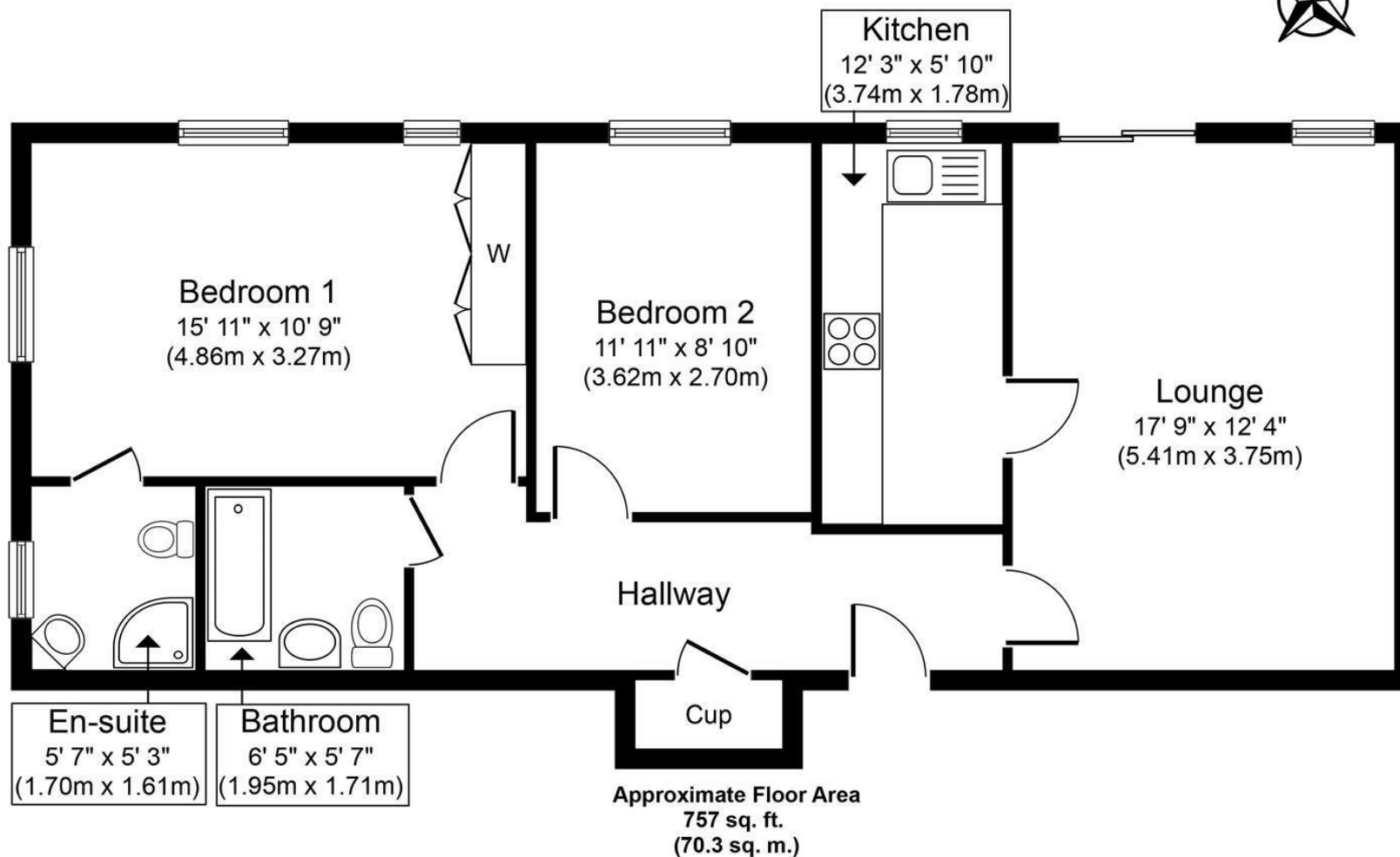
Please note: The Tenure and Council Tax Banding for the

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.

## 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.



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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