

...Your proactive estate agent



Hereford Close, Hemsworth, Pontefract, WF9 5HT
Offers In Excess Of £220,000



**** SEMI DETACHED BUNGALOW ** LOUNGE DINER ** ENCLOSED COURTYARD ** GOOD ACCESS TO THE REGIONS MOTORWAY NETWORKS **** This property is situated in Hemsworth and briefly comprises: entrance hallway, kitchen, bedroom three, inner hallway, shower room, two further bedrooms and lounge diner. The property also benefits from Garage/Workshop and enclosed South-West facing, low maintenance rear courtyard. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL OF THE PROPERTY ON OFFER.**



GROUND FLOOR ACCOMMODATION

Entrance

uPVC entrance door with double glazed panel to the top half gives access to:

Kitchen

3.82m x 2.65m (12'6" x 8'8")

Having base, wall and tall units in a medium oak finish with brushed steel handles. Roll top laminated work tops. Integrated 'Smeg' microwave and 'Smeg' double oven. Plumbing for automatic washing machine. One and a half drainer sink with chrome mixer tap over. Four ring brushed steel 'Smeg' gas hob with electric extractor over with built-in downlighters. Tiled to the half way point to all walls, television point, uPVC double glazed window to the side elevation and central heating radiator. Doors leading off to bedroom three and inner hallway.

Bedroom Three

3.42m x 2.75m (11'2" x 9'0")

Central heating radiator, uPVC double glazed bay window to the front elevation and coving.

Inner Hallway

Having keypad for burglar alarm, access to loft and doors leading off.

Shower Room

1.79m x 1.66m (5'10" x 5'5")

Having a white suite comprising: low flush w.c with concealed cistern, vanity wash hand basin with chrome mixer tap over and storage beneath with a wood grain effect finish with chrome handles and quadrant shower cubicle with wet walling to ceiling height housing a mains shower with chrome fittings. Fitted mirror, light and shaver

point over the sink. Wall mounted electric extractor fan and the room is tiled to ceiling height to all walls except within the shower enclosure. uPVC double glazed frosted window to the side elevation and engineered wood flooring.

Bedroom Two

3.60 max x 2.43 max (11'9" max x 7'11" max)

Central heating radiator, uPVC double glazed window to the side elevation, built-in full height wardrobe with mirrored fronts providing hanging and shelved storage space.

Lounge/Dining Room

8.34m x 3.34m (27'4" x 10'11")

Having fitted traditional style gas fire, power for two wall lights, coving and two central heating radiators. Television points, uPVC double glazed bay window to the front elevation. uPVC door gives access to the rear courtyard with matching full height window adjacent. Further door leads through to:

Bedroom One

3.64m x 3.21m (11'11" x 10'6")

Fitted double wardrobes in a wood grain effect finish with gold effect handles providing hanging and shelved storage space. Central heating radiator, UPVC double glazed window to the rear elevation.

EXTERIOR

Front

Stone walling with coping stones, laid to lawn with herringbone pathway around the perimeter. To the side of the property is a herringbone driveway providing off street parking for multiple vehicles. Enclosed to the right hand side with dwarf wall with coping stones. steps give access to the main door and driveway gives access to garage/workshop.

Garage/Workshop

9.96m x 3.77m (32'8" x 12'4")

With up and over door, fitted sink with chrome taps over and tiles splashback and further taps. Central heating radiator, built-in work bench, uPVC double glazed window to the side elevation, telephone point and uPVC door giving access to the rear courtyard.

Rear Courtyard

Fully enclosed with perimeter wall with perimeter fencing above. Laid to patio with 100% privacy. Partial covered area with beams and polycarbonate roofing.

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

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: Wakefield Council

Tax Banding: C

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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity:

Gas:

Sewerage:

Water:

Broadband: ULTRAFAST

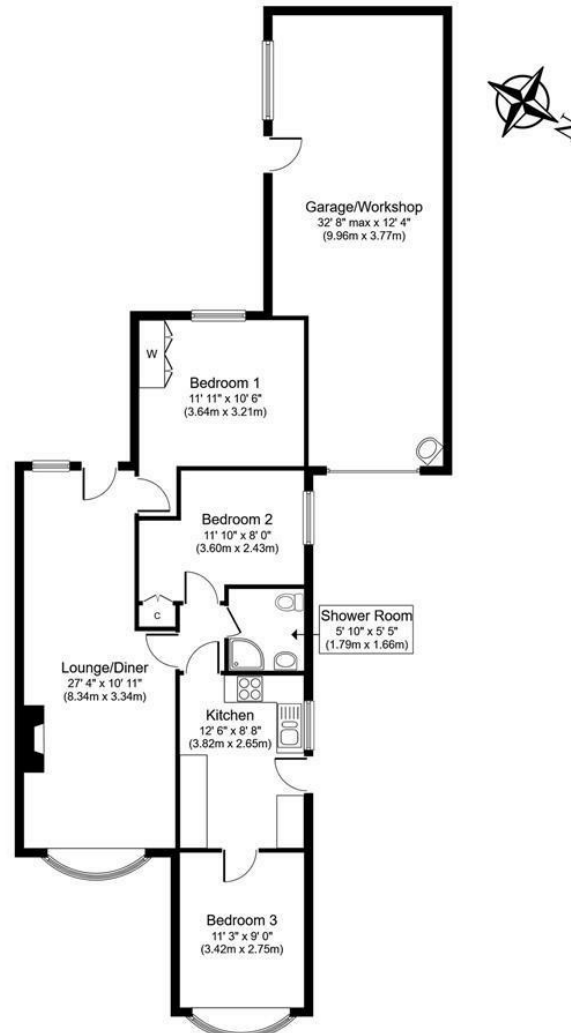
Mobile: 5G

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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.



Approximate Floor Area
1,188 sq. ft.
(110.4 sq. m.)

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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