

Park Row



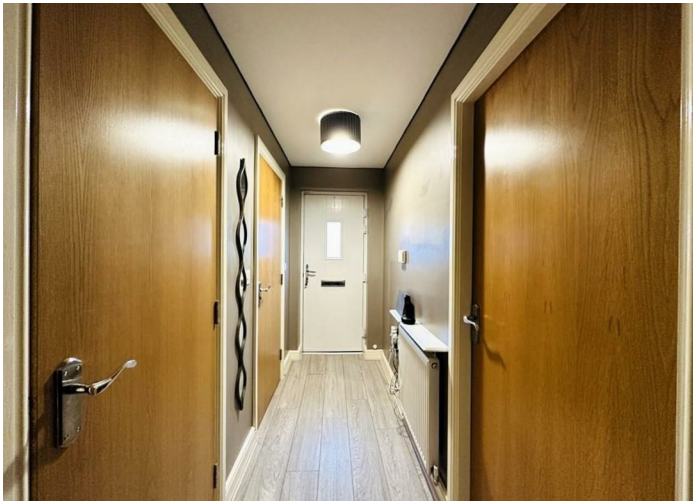
Melbourne Court, Hemsworth, Pontefract, WF9 4FH

Offers In Excess Of £170,000



**** BATHROOM AND SEPARATE SHOWER ROOM ** IDEAL FOR FIRST TIME BUYERS **** Situated in Hemsworth, this mid-town house briefly comprises: Hall, Ground Floor w.c, Lounge and Kitchen. To the First Floor are two bedrooms and Bathroom and to the Second Floor are two further bedrooms and Shower Room. Externally, the property benefits from enclosed rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION, STYLE AND SIZE OF THIS BEAUTIFUL FAMILY HOME. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**









Property Summary

Situated in the town of Hemsworth, offering a blend of rural tranquillity and urban convenience. This mid-town house is close to bus routes, amenities and schools and is offered with no upward chain.

GROUND FLOOR ACCOMMODATION

Entrance Hallway

13'3" x 4'1" (4.06m x 1.27m)

Ground Floor W.C

6'2" x 3'1" (1.89m x 0.96m)

Lounge

17'4" x 13'2" (5.30m x 4.03m)

Kitchen

12'6" x 5'9" (3.82m x 1.76m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom Two

13'2" x 10'8" (4.03m x 3.26m)

Bedroom Three

13'2" x 10'11" (4.02m x 3.34m)

Bathroom

7'2" x 5'6" (2.20m x 1.70m)

SECOND FLOOR ACCOMMODATION

Landing

Bedroom One

15'11" x 13'2" (4.86m x 4.03m)

Shower Room

7'0" x 6'8" (2.15m x 2.04m)

Bedroom Four

13'1" x 6'2" (4.00m x 1.89)

EXTERIOR

Front

Storm porch over entrance door with pathway leading away from the property.

Rear

Enclosed garden with patio sections.

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: mains

Gas: mains

Sewerage: mains

Water: mains

Broadband: ultrafast

Mobile: 4g

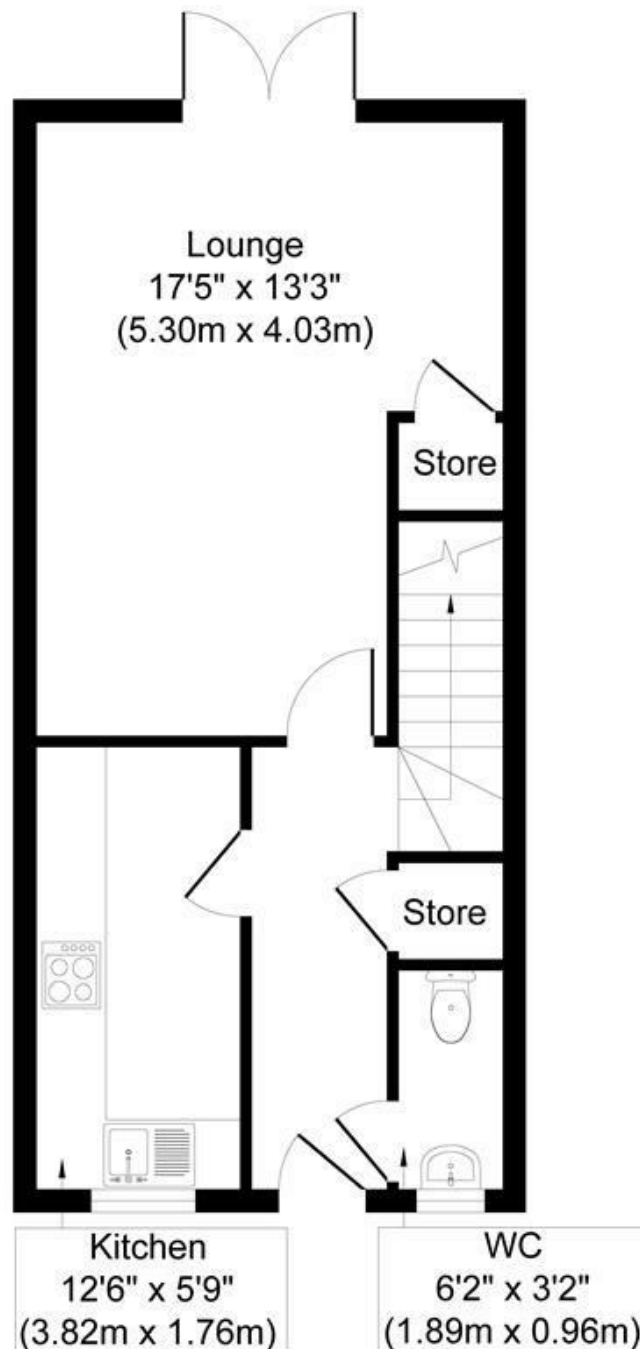
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VIEWINGS.

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.



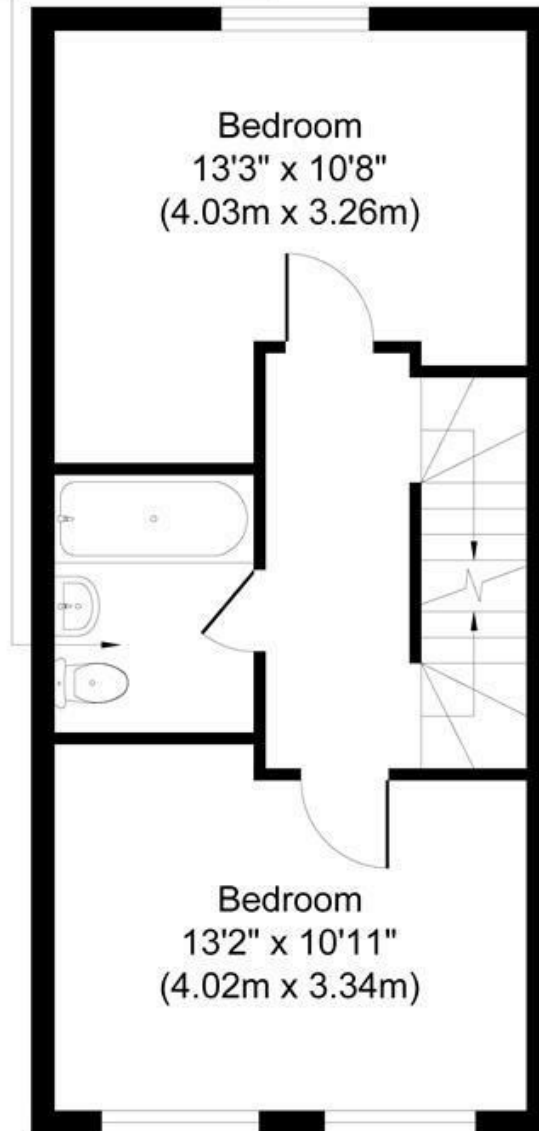


Ground Floor
Approximate Floor Area
400 sq. ft
(37.15 sq. m)

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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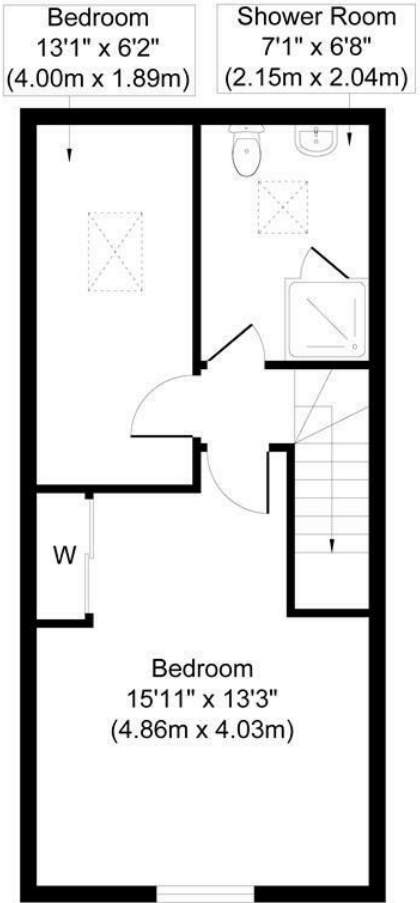
Bathroom
7'3" x 5'7"
(2.20m x 1.70m)



First Floor
Approximate Floor Area
400 sq. ft
(37.15 sq. m)

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Second Floor
Approximate Floor Area
400 sq. ft
(37.15 sq. m)

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