

Park Row



Betteras Hill Road, Hillam, Leeds, LS25 5HD

£250,000



SEMI-DETACHED BUNAGLOW**TWO BEDROOMS**FANTASTIC RENNOVATION OPPORTUNITY**SOUGHT AFTER VILLAGE LOCATION**LOTS OF POTENTIAL**NO ONWARD CHAIN**

Nestled in the charming village of Hillam, Monk Fryston, this semi-detached bungalow on Betteras Hill Road presents a fantastic opportunity for those looking to create their dream home. With two well-proportioned bedrooms and a comfortable reception room, the property offers a welcoming space that is ripe for renovation.

The bungalow is set on a good-sized plot, providing ample outdoor space and the potential for further development, subject to the necessary permissions. The property boasts parking for multiple vehicles, ensuring convenience for residents and guests alike.

One of the standout features of this home is the absence of an onward chain, allowing for a smoother transition for prospective buyers. Hillam is a sought-after village, known for its community spirit and picturesque surroundings, making it an ideal location for families and individuals alike.

This property is not just a home; it is a canvas waiting for your personal touch. Whether you are a first-time buyer, an investor, or someone looking to downsize, this bungalow offers a unique opportunity to craft a living space that reflects your style and needs. Don't miss the chance to explore the potential this property has to offer.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!



GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter via a uPVC door with two decorative double glazed windows with stained glass within plus a further double glazed decorative window with stained glass to the left hand side which leads into;

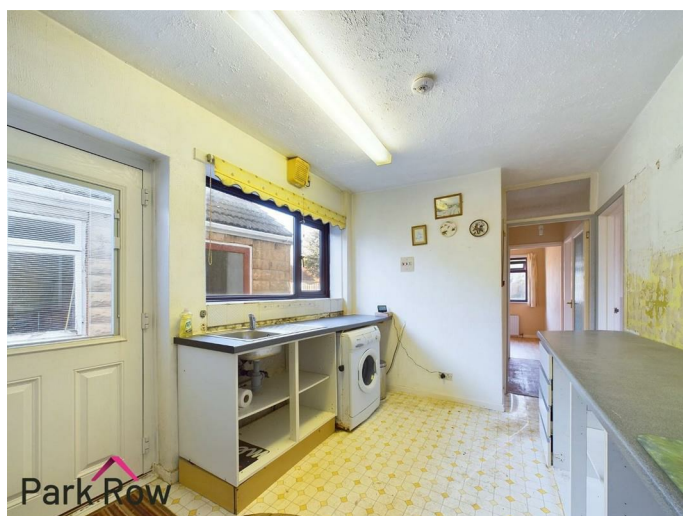
ENTRANCE HALLWAY

5'9" x 5'5" (1.76 x 1.66)

Central heating radiator and two open doorways which lead into;

KITCHEN

10'2" x 8'6" (3.10 x 2.61)



Window to the side elevation, open base units surrounding, roll-edge laminate worktop, stainless steel drainer sink with chrome taps over, space and plumbing for a washing machine, an external door with a double glazed window within which leads to the side of the property and two further open doorways which lead into;

LOUNGE

19'5" x 10'4" (5.94 x 3.15)



Window to the front elevation, marble fireplace with a wooden surround and two central heating radiators.

INNER HALLWAY

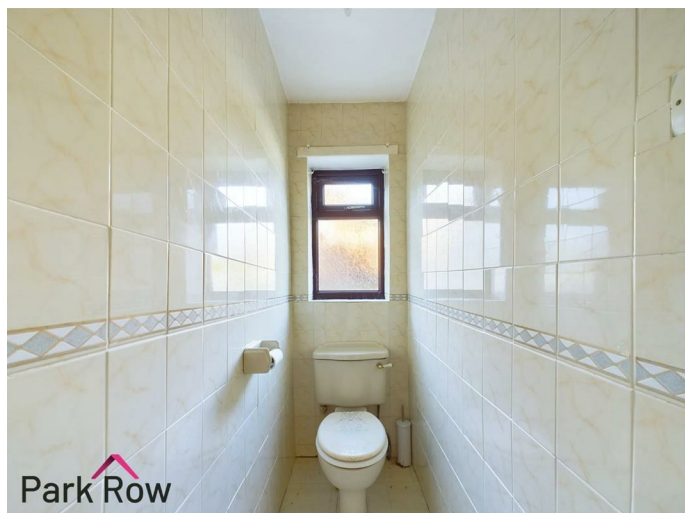
Open doorways which lead into;

BATHROOM



Obscure window to the side elevation and includes a white suite comprising; a panel bath with taps over plus a shower head attachment, pedestal sink with taps over, central heating radiator and is fully tiled floor to ceiling.

TOILET



Obscure window to the side elevation and includes; close coupled w/c and is fully tiled floor to ceiling.

BEDROOM ONE



Window to the rear elevation and a central heating radiator.

BEDROOM TWO



Window to the rear elevation and a central heating radiator.

EXTERIOR

FRONT



To the front of the property there is a block paved driveway with space for multiple vehicles, access into the garage, borders to the right hand side filled with mature bushes, perimeter wooden fencing to each side, a metal pedestrian gate which leads to the side of the property, a paved pathway which leads to the rear garden and the rest is mainly lawn.

SIDE

Accessed via the metal pedestrian gate from the front or through the door in the kitchen where you will step put onto; a paved pathway which leads to the rear garden.

REAR



Accessed via the pathway at the side and from the front of the property where you will step out onto; a mainly overgrown lawn area with perimeter fencing to all three sides however it has lots of potential.

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.

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.

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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage 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.

TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: D

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.

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.

OPENING HOURS

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 5.30pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 1.00pm
Sunday - CLOSED

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



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