

Park Row

The proactive estate agent



Norwood Road, Hemsworth, Pontefract, WF9 4RE

Offers Over £180,000



A charming two-bedroom dormer bungalow full of cottage character and charm, beautifully maintained by its current owner. The property offers a lovely interior and has clearly been very well cared for throughout.

Situated in an extremely sought-after location, the home benefits from a drive-through garage and gardens to three sides, making it a popular choice and not to be missed. The property is offered for sale with no onward chain.

Conveniently located close to Hemsworth town centre, with easy access to local shops, schools, and amenities nearby.

A real highlight of the home is the spacious main bedroom — a generously sized room, beaming with character and offering a fantastic sense of space.



FEDERATION
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Hallway

4'6" x 11'2" (1.36 x 3.41)

Washing machine. Tiled flooring throughout.

Kitchen

8'8" x 15'1" (2.65 x 4.59)

Range of high and low level kitchen units with integrated appliances including double oven, five ring hob and extractor hood. Fridge. Double bowl sink with chrome mixer tap. Wood flooring. Central heated radiator. Window to the side elevation.

Dining Room

11'1" x 15'7" (3.38 x 4.74)

Sliding patio doors leading to the side exterior. Access to the first floor stairs and living room. Wood flooring. Central heated radiator.

Living Room

11'3" x 15'12" (3.43 x 4.87)

Open fireplace. Wood flooring. Central heated radiator. Windows to the side elevation.

Bedroom Two

8'9" x 8' (2.66 x 2.45)

Carpeted throughout. Central heated radiator. Windows to the front of the property.

Bathroom

5'5" x 8'2" (1.65 x 2.50)

White suite comprising of WC with low level flush. Wash hand basin with gold mixer taps. Panel bath with gold mixer tap and mains feed shower. Central heated radiator. Full height wall tiling. Frosted window to the front aspect.

Main Bedroom

17'9" x 12'5" (5.41 x 3.79)

Access to two large storage cupboards and built in wardrobe. Carpeted throughout. Central heated radiator. Window to the front of the property.

Garage

17'7" x 8'7" (5.35 x 2.62)

Up and over door. Drive through garage. Electrics throughout.

Outside

A driveway, providing off street parking leads to the garage. The bungalow is complemented by a beautifully maintained and private garden, designed for both relaxation and easy enjoyment. Predominantly laid to a vibrant, level lawn, the garden is framed by mature hedging, established shrubs and well-stocked borders, creating a lovely sense of seclusion. A generous paved patio area provides an ideal space for outdoor dining and entertaining, featuring attractive stonework and decorative planting. Additional paved pathways lead around the property, offering multiple seating spots and charming garden features throughout. Well enclosed and thoughtfully arranged, the garden enjoys a

pleasant outlook and is perfect for those seeking a peaceful outdoor retreat with minimal upkeep.

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.

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.

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



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UTILITIES BROADBAND & MOBILE COVERAGE

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 BANDING

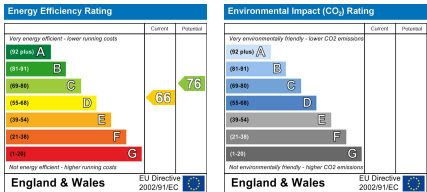
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



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