



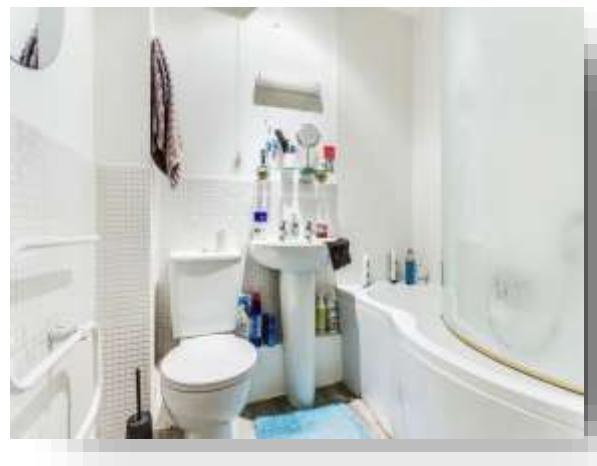
Conisborough Way, Hemsworth Pontefract WF9 4UD



Welcome to

Conisborough Way, Hemsworth Pontefract

Available with NO ONWARD CHAIN is this one bedroom, first floor APARTMENT, OPEN PLAN living area, located in Hemsworth town near local AMENITIES and public TRANSPORT. Ideal for FIRST TIME BUYERS or INVESTORS!!



Summary

A ONE Bedroom flat located in Hemsworth Town. This second floor property is near to Hemsworth Town centre which has ample amenities, including shopping, essentials and nightlife. Briefly comprising of an open plan kitchen and living room, one master bedroom and bathroom. The property has a designated parking space and is accessed by an intercom system. Perfect for the first time buyer or investor alike.

Entrance Hall

With a front entrance door, storage cupboard housing the boiler and an electric radiator.

Lounge

Open plan to the kitchen with a Juliet balcony.

Kitchen

16' 4" x 13' 4" (4.98m x 4.06m)

A fitted kitchen consisting of wall and base units with work surfaces over, electric hob and oven, island, washing machine, stain less steel and an electric radiator.

Bedroom One

9' 11" x 11' 6" (3.02m x 3.51m)

With a UPVC double glazed window to the front aspect, built in wardrobes and an electric radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath, tiling and an electric radiator.

Exterior

Allocated parking space and a communal garden.



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Conisborough Way, Hemsworth Pontefract

- First Floor Apartment
- NO ONWARD CHAIN
- ONE Bedroom
- Open Plan Living
- Hemsworth Town Centre

Tenure: Leasehold EPC Rating: B

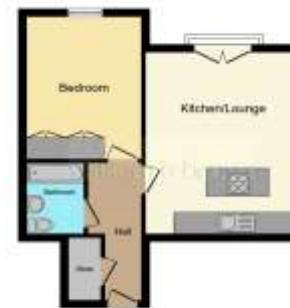
Council Tax Band: A Service Charge: 1440.00

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers over

£90,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
PON116747 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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