

...Your proactive estate agent



**Hazelwood Gardens, Hemsworth, Pontefract, WF9 4AJ**  
**Offers In Excess Of £225,000**

**Park Row**



Boasting a stylish and contemporary interior throughout, this home features spacious and well-proportioned rooms, perfect for comfortable family living. The ground floor comprises a bright and airy lounge, a sleek modern kitchen with ample storage, and an open plan dining area ideal for entertaining. Upstairs, the three generous bedrooms the master having the en suite bathroom, provide plenty of space, along with a beautifully finished family bathroom.

Externally, the property offers a front garden, enhancing its curb appeal, while a side driveway provides convenient off-road parking. With no onward chain, this home is ready for its next owner, and early viewings are highly recommended to avoid disappointment.



## GROUND FLOOR ACCOMMODATION

### Entrance Hall

UPVC double glazed entrance leading into the hallway, laminate wood flooring, gas central heating radiator and staircase to the first floor. Door to lounge.

### Living Room

A fire place with Solid fuel burner with a brick surround with slate style hearth and wood mantle. Laminate wood flooring, gas central heating radiator and UPVC double-glazed walk-in bay window to the front elevation. Archway then opens up into the breakfast kitchen.

### Kitchen Diner

Open plan breakfast kitchen. Fitted with an attractive range of wall and base units with 'granite' effect worktop, inset sink unit with drainer and chrome mixer tap. Breakfast island with cupboards under and breakfast bar, A free range cooker extractor hood over. Integrated fridge freezer, plumbing for washer and plumbing for dishwasher. tiled floor to kitchen and laminate wood flooring to the dining area. Inner glazed door to side hall and sliding patio doors through to conservatory.

### Conservatory

UPVC double glazed windows and a pitched carbonate roof, laminate wood flooring and UPVC double glazed French doors to garden.

### Side entrance

Glazed inner door from kitchen to a side hall with UPVC double glazed outer door and inner door to the wc.

### WC

Housing a low-level WC and wash hand basin in white.

### First floor landing

Staircase leads up to the landing area with central heating radiator, UPVC double glazed gable window and loft access hatch.

### Bedroom one

Double bedroom with inner door to ensuite and central heating radiator under UPVC double glazed window to the front aspect.

### En Suite Shower room

Furnished with a white suite comprising a shower cubicle with glass shower screen, low level WC and wash hand basin set to vanity unit. Central heating radiator and UPVC double glazed gable window with frosted glass.

### Bedroom Two

Double bedroom with central heating radiator under UPVC double glazed window to the rear aspect.

### Bedroom three

Central heating radiator under UPVC double glazed window to the rear aspect.

### Bathroom

Furnished with a white suite comprising a rectangular bath with central chrome tap fittings, low level WC and pedestal wash hand basin. Part tiled to walls with matching tiled floor and tiling to bath. Chrome heated towel rail, useful storage cupboard and UPVC double glazed window to the front aspect with frosted glass.

### Exterior

Lawned and fenced front garden with gated access to the front. Off street parking to the front with a driveway leading through double opening wrought iron gates to further parking. Gated access then leads into a private landscaped rear garden which is part lawned with multiple block paved patio / seating areas, raised planted borders and additional feature decorative flagged patio.

## 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.

## 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:

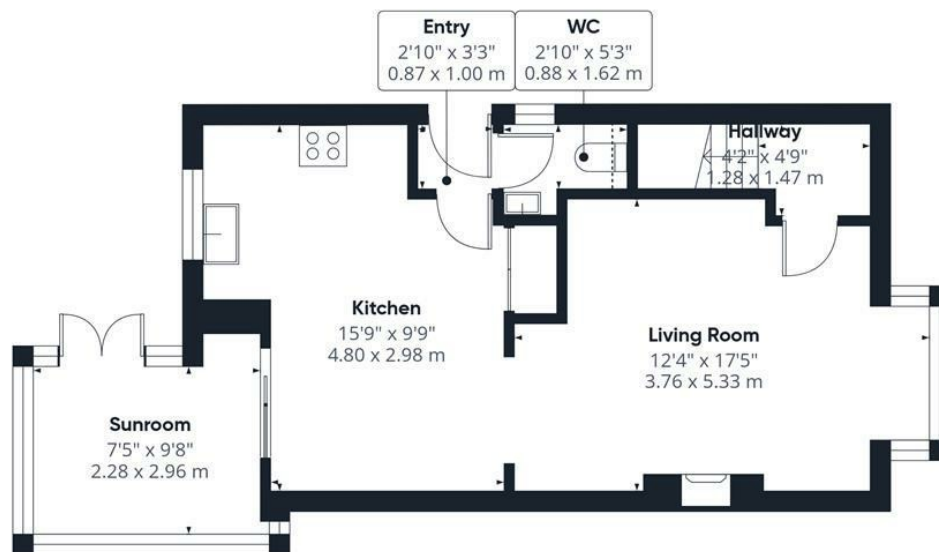
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SHERBURN IN ELMET - 01977 681122

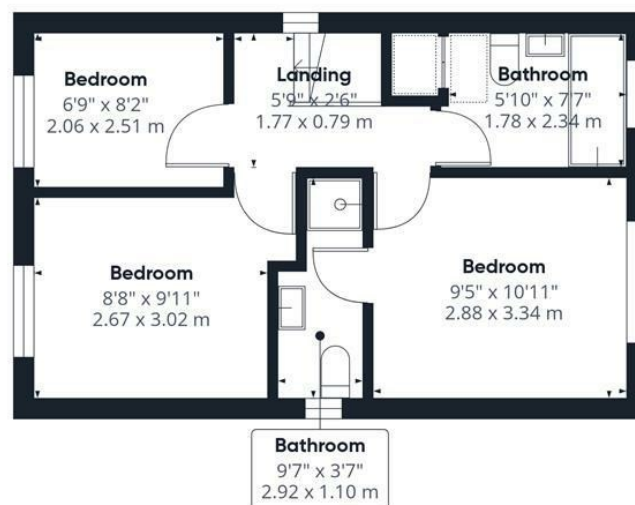
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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

865 ft<sup>2</sup>

80.4 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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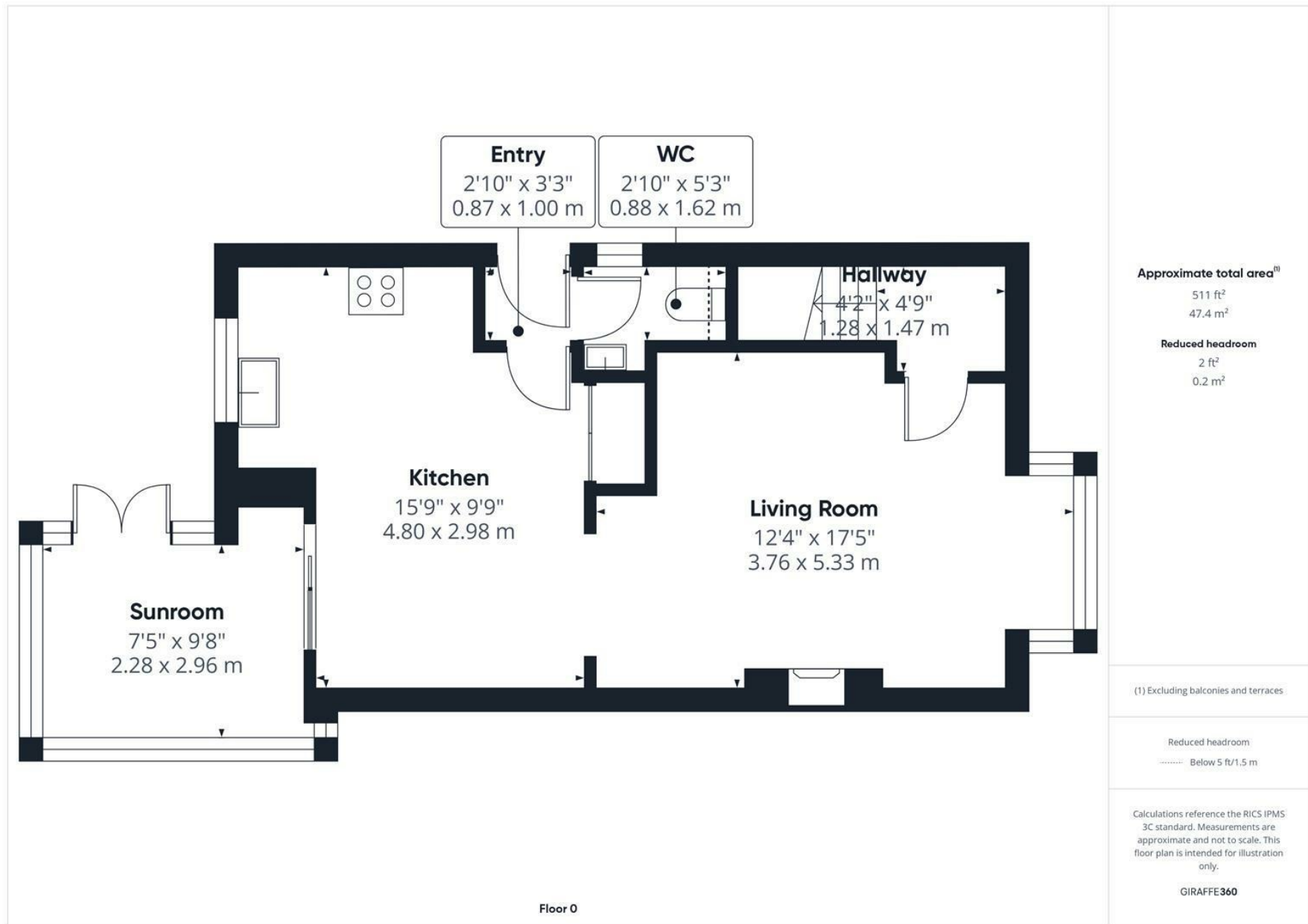
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