...Your proactive estate agent

Conisborough Way, Hemsworth, Pontefract, WF9 4UD

Offers Over £100,000

Park Row

SECOND FLOOR APARTMENTCLOSE TO LOCAL AMENITIES**COMMUNAL PARKING**MASTER WITH EN-SUITE**HOUSE BATHROOM** Situated in Hemsworth this property briefly comprises: entrance hallway, lounge, kitchen, two bedrooms, family bathroom and en-suite. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. CALL 7 DAYS A WEEK TO ARRANGE A VIEWING. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.

SECOND FLOOR ACCOMMODATION

LOUNGE
3.75 x 5.41 (12'3" x 17'8")
White uPVC double glazed window to rear elevation, French doors to Juliet style balcony, electric heaters, telephone and television points.

KITCHEN
3.74 x 1.78 (12'3" x 5'10")
Having a range of wall and base units in light wood effect, roll top laminated worktops, single bowl stainless steel sink and drainer, white uPVC double glazed window to rear elevation. Integrated appliances include: electric oven, four ring electric hob, extractor fan and smoke alarm. Lino flooring, space and plumbing for washing machine and freestanding fridge/freezer.

BEDROOM TWO
2.70 x 3.62 (8'10" x 11'10")
White uPVC double glazed window to rear elevation and electric heater.

BATHROOM
1.95 x 1.71 (6'4" x 5'7")
Three piece suite comprising: low level W.C. pedestal wash hand basin with both hot and cold taps, P-shaped bathtub with chrome mixer tap. Part tiled, vinyl flooring and extractor fan.

BEDROOM ONE
3.27 x 4.86 (10'8" x 15'11")
White uPVC double glazed windows to front and side elevations, electric heaters and built in wardrobe. Door to En-Suite.

EN-SUITE
1.61 x 1.70 (5'3" x 5'6")
Three piece suite comprising: low level W.C. corner shower cubicle with power shower and pedestal wash hand basin with both hot and cold taps. Part tiled walls, vinyl flooring,

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extractor fan and white uPVC double glazed window to side elevation.

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:

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

TENURE AND COUNCIL TAX BANDING

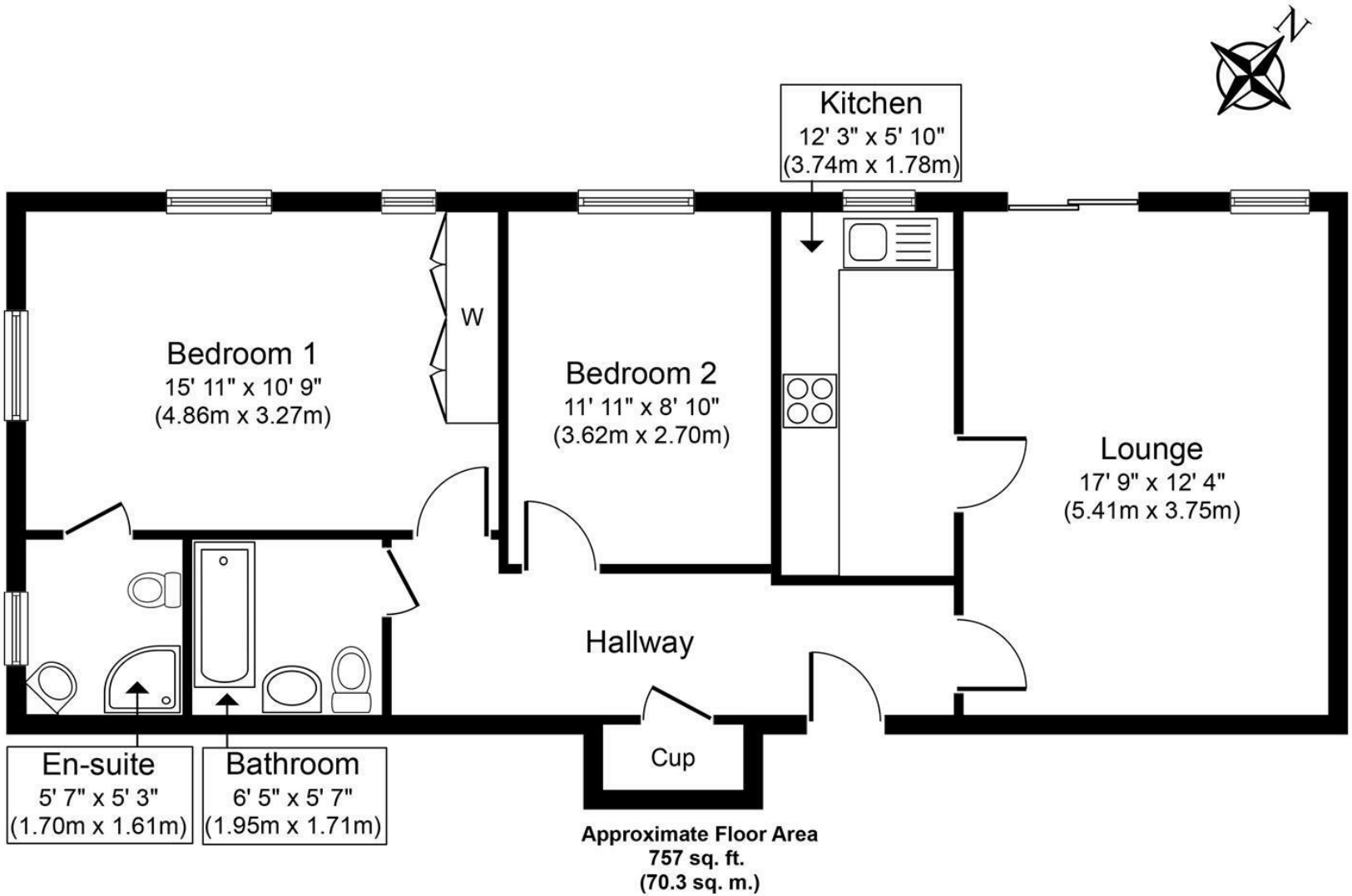
Please note: The Tenure and Council Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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.

The Property Ombudsman

Park Row



Approximate Floor Area
757 sq. ft.
(70.3 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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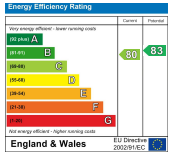

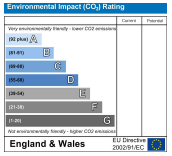

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