

## Conisborough Way, Hemsworth



£75,000



2



2



1



75

"We are acting in the sale of the above property and have received an offer of £ 72,500 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place"



- Generously sized reception room
- Two good sized double bedrooms
- En-suite bathroom with shower cubical
- Good sized family bathroom
- Fully fitted kitchen with integrated appliances
- Electric storage heaters throughout
- Council Tax Band B
- EPC Grade C
- Top Floor Flat
- Chain free property

Call 01977 285 111 to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

## Entrance Hall

Fitted with a storage heater.

## Lounge

16'9" x 9'10" (5.13 x 3.01)

A generously sized living space with a window to the side of the property and French doors fitted with balcony bars, also has two electric storage heaters fitted.

## Kitchen

10'5" x 5'5" (3.19 x 1.66)

A fully fitted kitchen consisting of wall mounted drawers and cupboards, integrated washing machine and dishwasher, 4 ring electric hob, single sink with drainer and a window to the front of the property

## Bedroom One

14'2" x 8'11" (4.33 x 2.74)

A good sized double bedroom with fitted wardrobes, a window to the rear of the property and an electric storage heater.

## En Suite Shower Room

5'5" x 4'7" (1.66 x 1.42)

Located just off bedroom one this En suite consists of a low flush WC, a wash hand basin and a shower cubical.

## Bedroom Two

13'1" x 8'3" (3.99m x 2.51m)

A good sized double bedroom with a window to the front of the property and an electric storage heater.

## Family Bathroom

A good sized bathroom with three piece suite, consisting of a low flush WC, wash hand basin and a panelled bath.

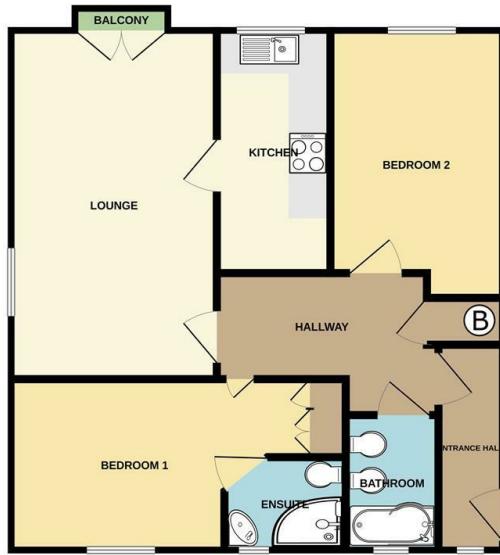


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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  CASTLE DWELLINGS

## Floor Plan

GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.

TOTAL FLOOR AREA: 595 sq.ft. (55.3 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors, etc. are approximate and not to scale. No guarantee is given as to the accuracy or otherwise of any measurements, areas, etc. given. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan has not been prepared in accordance with the Building Regulations and has not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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