

... Your proactive estate agent



Holly Bank, Wakefield Road, Hemsworth, Pontefract WF9 4AQ
£89,950

Park Row

LIVING AND DINING ROOMS**MODERN KITCHEN**MODERN BATHROOM**CELLAR**OFF STREET PARKING**COURTYARD. Situated in Hemsworth this mid terrace property briefly comprises: entrance hallway, living room, dining room and kitchen. To the first floor are three bedrooms and bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS A WEEK TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'

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GROUND FLOOR ACCOMMODTION

ENTRANCE

UPVC entrance door leading into:

ENTRANCE HALLWAY

Stairs leading up to the first floor accommodation with original balustrade and spindles. Door leading to understairs storage cupboard and down into the cellar. Central heating radiator and further doors leading into:



LIVING ROOM

4.03 X 3.51 (13'3" X 11'6")

UPVC double glazed window to the front elevation, central heating radiators, electric fire with surround. Television point and leading through into:



DINING ROOM

4.16 X 2.57 (13'8" X 8'5")

UPVC double glazed double doors leading out into the rear garden. Central heating radiator and two panel decorative glazed door leading into:



KITCHEN

3.0 X 2.92 (9'10" X 9'7")

Having base and wall units in a cream finish with stainless steel handles. Built-in electric oven and hob with extractor fan over. Dishwasher, integral fridge freezer and space/plumbing for an automatic washing machine and dryer. Central heating radiator, one and a half drainer ceramic sink with chrome taps over. UPVC double glazed window to the rear elevation.





FIRST FLOOR ACCOMMODATION

LANDING

Loft access and doors leading off.

BEDROOM ONE

4.01 X 3.57 (13'2" X 11'9")

UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM TWO

3.94 X 3.51 (12'11" X 11'6")

UPVC double glazed window to the front elevation, central heating radiator and cupboard leading into a handy storage/wardrobe area.



BEDROOM THREE

1.8 X 1.8 (5'11" X 5'11")

UPVC double glazed window to the front elevation, and central heating radiator.

BATHROOM

3.01 X 1.81 (9'11" X 5'11")

Having a white bathroom suite comprising: close coupled w/c, panel bath with tiled side and sink with vanity unit beneath and chrome taps over. Square shower fully enclosed with concertina style glass doors and mains shower in chrome. Fully tiled around the shower area and half tiled to all other walls. Central heating radiator and extractor fan with chrome downlighters. UPVC double glazed frosted window to the rear elevation.



EXTERIOR

FRONT

Accessed through a metal pedestrian access gate, paved area up to the front entrance door. Decorative paved circle and decorative stone surround. Herbaceous borders and established trees. Perimeter fence to the right hand side of the property, wall to the front and metal fence to the left hand side of the property.

REAR

Paved area, artificial grass and decorative shrubs and borders. Outbuilding to the bottom of the garden and pedestrian wooden gate giving access to the rear. Up and over garage door shutting off the end of the property leading to the back garden. Paved with space and parking for one car. Floodlight outside back door and electric to the outside area.

HEATING AND 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 AN 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.

MEASUREMENTS

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 HOURS

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

KIPPAX - 0113 8160111

CASTLEFORD - 01977 558480

VIEWINGS

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.

DIRECTIONS

From our office on Cornmarket in Pontefract branch left, then merge onto the A639, turn right onto the A628, at roundabout take the 2nd exit onto the A628, at Hoyle Mill Roundabout take the 1st exit onto the A628, then at the next roundabout take the 2nd exit onto the A628, at roundabout take the 3rd exit onto the A628, follow the road onto

T 01757 241124

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