

21 Hawthorne Terrace, West Cornforth, DL17 9EP

£44,950

Ideally suited to investor buyers, this two bedroom mid-terraced house is conveniently located close to the village amenities. The property has gas gas central heating, is double glazed and comprises a lounge with fire surround, modern fitted kitchen/dining room and family bathroom on the first floor.

Competitively priced we would recommend an early inspection.

Ground Floor

Entrance Hall

Has UPVC entrance door, central heating radiator and staircase access to the first floor.

Lounge 15'0 x 12'4 (4.57m x 3.76m)



Has central heating radiator.

Kitchen 15'8 x 8'5 (4.78m x 2.57m)



Has a range of fitted wall and base units, laminate work surfaces, stainless steel inset sink unit with mixer tap, central heating radiator, plumbing for automatic washing machine and composite entrance door leading onto the rear courtyard.

First Floor

Bedroom 1 12'5 x 12'4 (3.78m x 3.76m)

Has central heating radiator.

Bedroom 2 11'5 x 9'3 (3.48m x 2.82m)

Has central heating radiator.

Bathroom WC



Has white suite comprising; panelled bath, hand wash basin, WC, part tiled walls and central heating radiator.

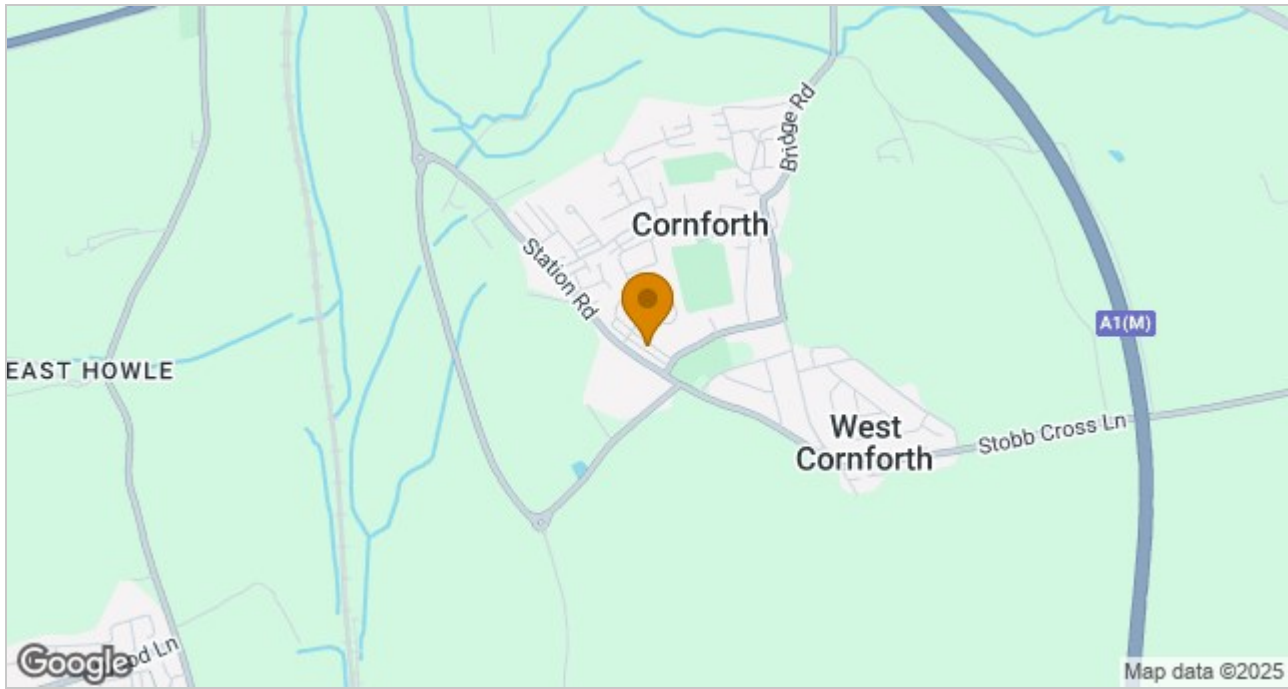
Exterior

Has enclosed rear courtyard.

Disclaimer


N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.