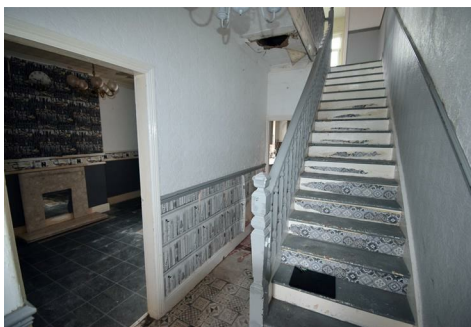


Peter Clark

Property Services Ltd.



5 Vicarage Road, West Cornforth, DL17 9JW

£58,950

We are pleased to offer to the market this three bedroom mid-terraced property in West Cornforth. The property requires some refurbishment and benefits from gas central heating, double glazing, fitted kitchen, coloured bathroom suite, enclosed rear courtyard and garage. Will make an ideal family home and is priced to sell. Due to the extent of the work that needs to be carried out on the property a mortgage will not be accepted and therefore it will need to be sold to a cash purchaser.

Ground Floor

Entrance Vestibule



Has solid wood entrance door and staircase leading to the first floor.

Lounge 12'11 x 13'0 (3.94m x 3.96m)



Has bay window, coved ceiling, central heating radiator, laminate flooring and feature fire surround with living flame gas fire

Dining Room 10'11 x 11'10 (3.33m x 3.61m)



Has coved ceiling, central heating radiator, laminate flooring and electric fire.

Kitchen 16'4 x 9'3 (4.98m x 2.82m)



Has a range of fitted wall and base units, laminate work surfaces, inset sink unit with mixer tap, tiled splash backs, wall mounted gas boiler, laminate flooring and UPVC entrance door.

First Floor

Bedroom 1 13'0 x 9'5 (3.96m x 2.87m)



Has central heating radiator.

Bedroom 2 10'6 x 11'7 (3.20m x 3.53m)



Has central heating radiator.

Bedroom 3 13'0 x 6'4 (3.96m x 1.93m)



Has central heating radiator.

Bathroom WC



Has coloured suite comprising: panel bath, pedestal hand wash basin, WC, shower cubicle with electric shower and central heating radiator.

Exterior



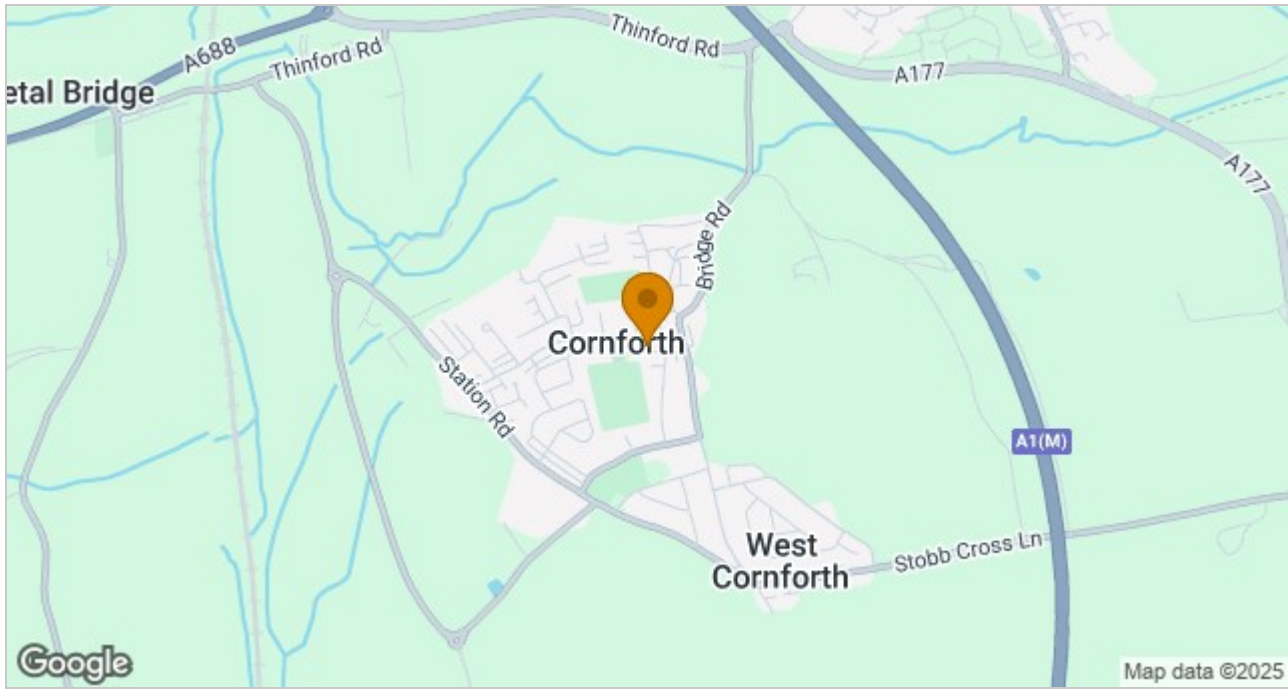
Has enclosed rear courtyard and brick built single garage.

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		
(55-68) D		
(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.