



13 Palm Road, West Cornforth, DL17 9JP

£92,950

We are pleased to offer to the market this extended two bedroom semi-detached property in West Cornforth. The property has been very well maintained by the present owners and benefits from gas central heating, double glazing, good size lounge through dining room, conservatory, attractive fitted kitchen, with built in appliances, a superb modern white bathroom suite with shower cubicle, outside are gardens to front and rear including off road parking. Ideal for first time buyers an early inspection is well recommended.

Ground Floor

Entrance Hall

Has UPVC entrance door and staircase leading to the first floor.

Lounge 10'6 x 19'5 (3.20m x 5.92m)



Has bay window, wood flooring, coved ceiling, feature fire surround with pebble effect electric fire and central heating radiator.

Dining Room 7'11 x 7'11 (2.41m x 2.41m)



Has wood flooring, coved ceiling, central heating radiator and UPVC French doors leading to the conservatory.

Conservatory 11'0 x 9'0 (3.35m x 2.74m)



Has wood flooring and UPVC French doors leading out onto rear garden.

Kitchen 7'4 x 16'0 (2.24m x 4.88m)



Has a good range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built-in double electric oven and hob with extractor canopy, breakfast bar, plumbing for automatic washing machine and laminate flooring.

First Floor

Bedroom 1 9'5 x 17'1 (2.87m x 5.21m)



Has central heating radiator.

Bedroom 2 10'7 x 9'11 (3.23m x 3.02m)



Has central heating radiator.

Bathroom WC



Has luxurious white suite comprising: free standing bath, hand wash basin in vanity unit, WC , double shower cubicle with mixer shower, contemporary towel radiator, ceiling spotlights, tiled walls and tiled floor.

Exterior

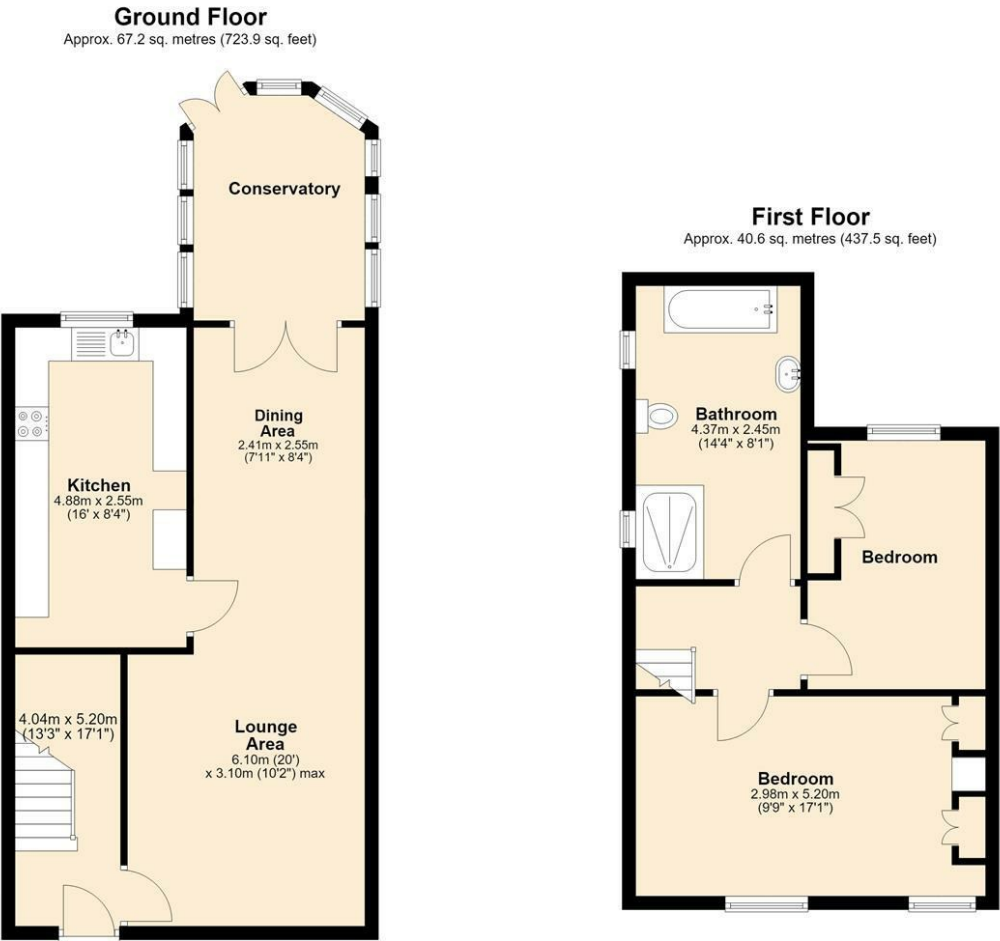


The front of the property is block paved and offers off road parking for two vehicles. To the rear of the property is an enclosed garden with paved patio area and artificial grass lawn.

Disclaimer

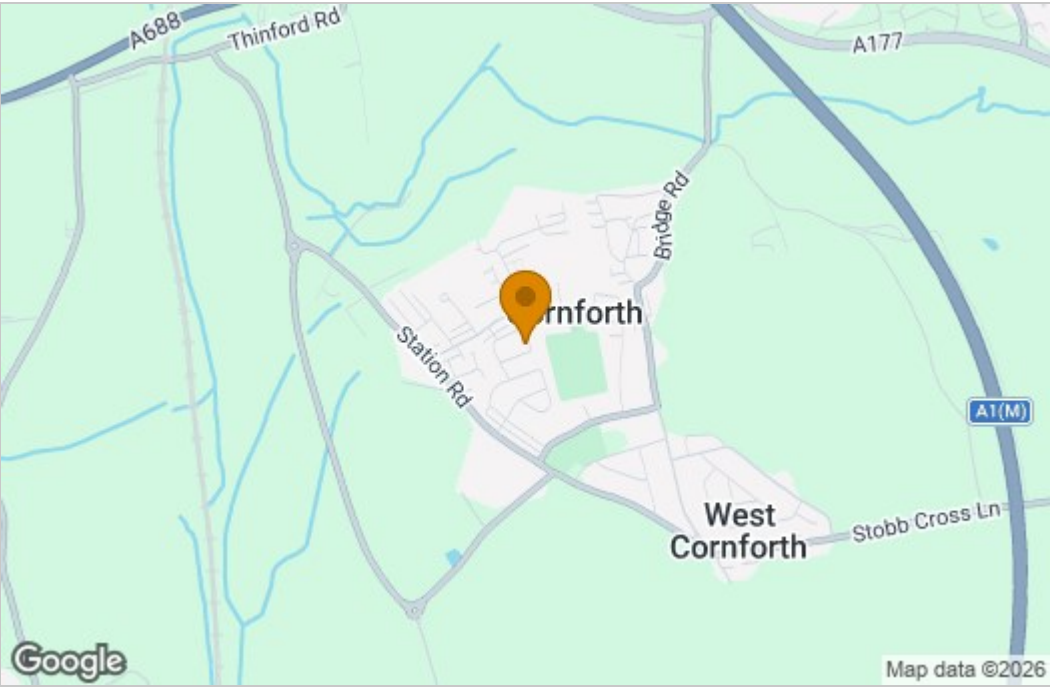
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. 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.

Floor Plan

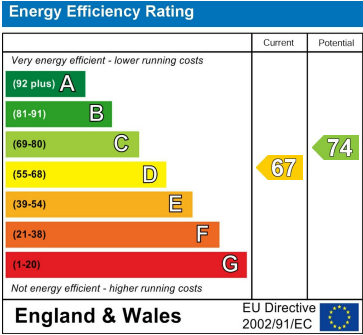


Total area: approx. 107.9 sq. metres (1161.4 sq. feet)
13 Palm Road, West Cornforth

Area Map



Energy Efficiency Graph



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.