



Victoria Street, Hemsworth

£110,000


MARTIN&CO

Victoria Street, Hemsworth

House - End Terrace

3 Bedrooms, 1 Bathroom

£110 000

- ACCOMMODATION BRIEFLY COMPRISES LOUNGE, SPACIOUS DINING KITCHEN, MODERN BATHROOM
- FIRST FLOOR LANDING HAS THREE GOOD SIZE BEDROOMS
- LOW MAINTENANCE OUTSIDE SPACE TO THE REAR WITH outhouse
- WITHIN WALKING DISTANCE OF TOWN CENTRE AND LARGE SUPERMARKET SERVING EVERY CONVENIENCE
- OFFERED WITH NO UPPER CHAIN
- COUNCIL TAX BAND A
- EPC RATING D
- FREEHOLD

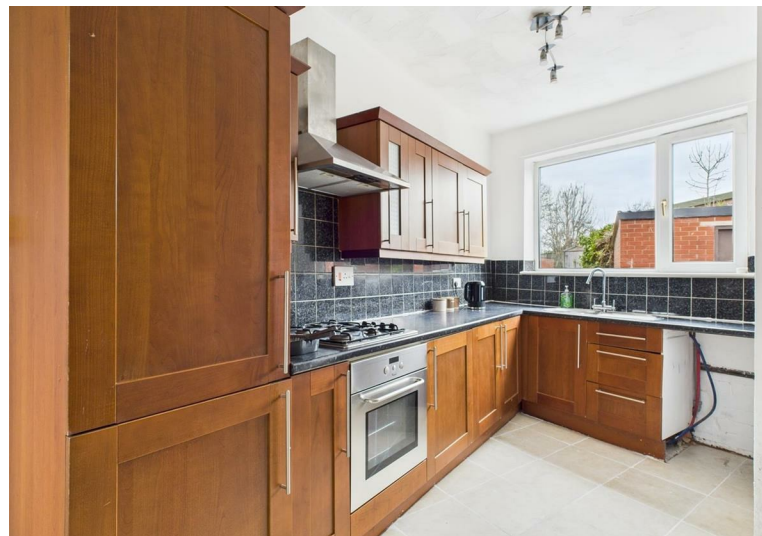
ATTENTION! FIRST TIME BUYERS or INVESTORS - MUST BE VIEWED

The location is ideal for those who wish to commute, as it is centrally situated for easy access to major northern towns and cities. You will find yourself within walking distance of the town centre, where a large supermarket caters to all your daily needs.

Internally, the accommodation comprises a welcoming lounge, a spacious dining kitchen and modern downstairs bathroom. The first floor landing leads to three good sized bedrooms.

On-street parking is available at the front of the property, while the rear boasts an attractive, enclosed low-maintenance garden complete with a flagged patio, ideal for enjoying the outdoors without the hassle of extensive upkeep. There is also the benefit of an outhouse as an option for storage.

This property presents an excellent opportunity for those looking to establish themselves in a vibrant community, combining comfort, convenience, and a touch of modern living. Don't miss your chance to make this lovely house your new home.



Entrance Hallway

uPVC glazed entrance door leading into the hallway with handy storage cupboard off and doors leading to the lounge and dining kitchen.

Dining Kitchen

Having a range of wall, and base cupboard units with laminate work surfaces over incorporating a single bowl stainless steel sink with mixer tap over and tiled splashbacks. There is an integrated electric oven and gas hob with extractor fan over and plumbing for an automatic washing machine. There are two UPVC double glazed windows to the rear aspect and central heating radiator. One door leading to the first floor accommodation and another door leading to a small foyer providing access to the house bathroom and rear garden.

Bathroom

Having a three piece suite comprising of bath with shower over, a low flush WC, pedestal hand wash basin and complimentary tiling to walls. There is a UPVC double glazed frosted window to the rear aspect and central heating radiator.

Lounge

uPVC double glazed window to the front aspect and central heating radiator.

Landing

Doors leading off to all three bedrooms and access to loft.

Bedroom

uPVC double glazed window to the front aspect and central heating radiator.



Bedroom
 Having decorative picture rail, cupboard housing the central heating boiler, uPVC double glazed window to the rear aspect and central heating radiator.


Bedroom
 Two UPVC double glazed windows to the front and side aspect and central heating radiator.


Outside
 The side aspect provides access to the external door and also to the enclosed rear garden which is block paved with outhouse for storage.

SALES BUYER CHECKS
 Agents are required by law to conduct anti-money laundering checks on all those buying a property. We

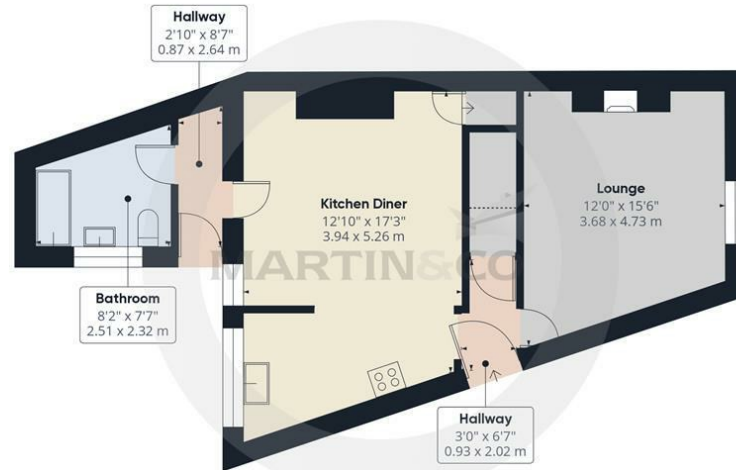
outsource the initial checks to a partner supplier called I Am Property/Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £25 per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.



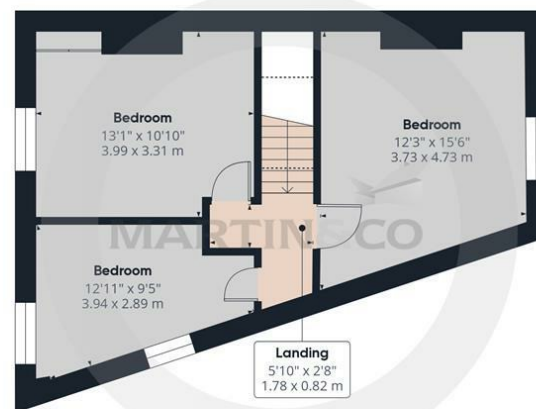
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 





Floor 1



Floor 2



Approximate total area⁽¹⁾

946.26 ft²
87.91 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

