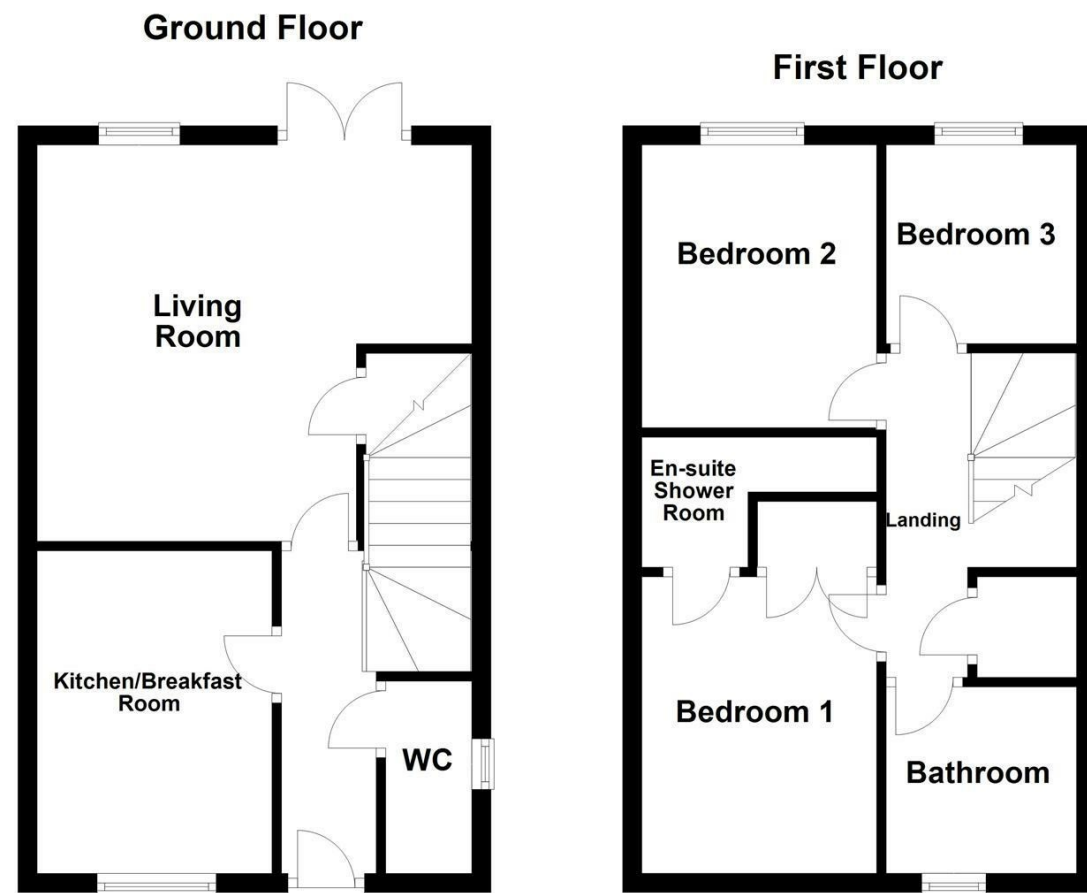




WAKEFIELD | **OSSETT** | **HORBURY**
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19 Chester Court, Hemsworth, Pontefract, WF9 4TS

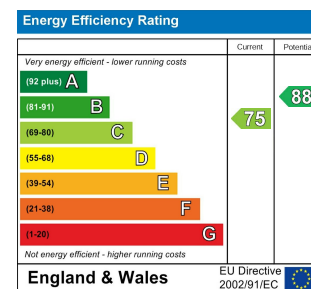
For Sale Freehold Offers Over £170,000

Located on a modern development is this three bedroom end town house benefitting from spacious accommodation, off road parking and low maintenance rear garden.

The property briefly comprises of entrance hall, downstairs w.c., kitchen/breakfast room and living room. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is off road parking for one vehicle. To the rear is a low maintenance tiered rear garden with decked patio area and paved and pebbled area, fully enclosed by timber fencing.

The popular town of Hemsworth is ideal for anybody looking to downsize into a pleasant residential location. This property benefits from the excellent local amenities, well regarded schools, ample shopping facilities and transport links.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.



IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
 Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
 Pontefract & Castleford office 01977 798844
 Ossett & Horbury offices 01924 266555
 and Normanton office 01924 899870.
 Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
 If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
 Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
 Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE HALL

Entrance door, stairs to the first floor landing and doors to the downstairs w.c., kitchen/breakfast room and living room.

W.C.

2'11" x 6'7" [0.9m x 2.01m]

UPVC double glazed frosted window to the side, central heating radiator, low flush w.c. and pedestal wash basin with tiled splash back.

KITCHEN/BREAKFAST ROOM

8'0" x 10'11" [2.46m x 3.35m]

Range of wall and base units with laminate work surface over and tiled splash back. 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob with extractor hood above, breakfast bar with laminate work surface over, space and plumbing for a washing machine and space for an under counter fridge/freezer. UPVC double glazed window to the front and central heating radiator.

LIVING ROOM

13'7" x 14'10" [max] x 11'3" [min] [4.15m x 4.53m [max] x 3.43m [min]]

Access to an understairs storage cupboard, UPVC double glazed window to the rear, set of UPVC double glazed French doors to the rear garden and two central heating radiator.



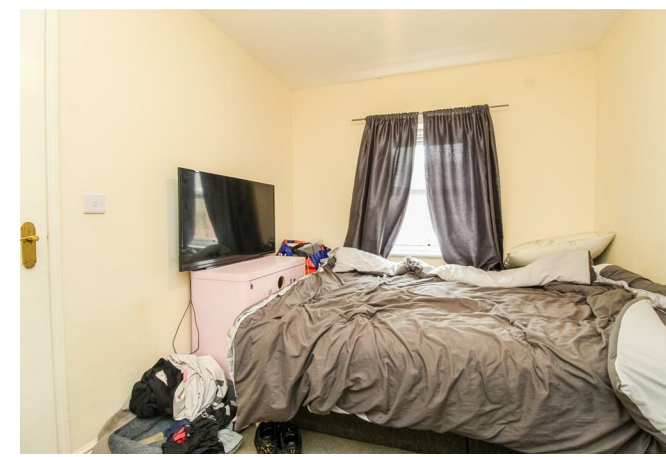
FIRST FLOOR LANDING

UPVC double glazed window to the side, access to an overstairs storage cupboard and doors to three bedrooms and the house bathroom.

BEDROOM ONE

9'10" x 8'4" [3.0m x 2.55m]

UPVC double glazed window to the front, central heating radiator, access to an en suite shower room and a set of fitted wardrobes.



EN SUITE SHOWER ROOM/W.C.

4'4" x 8'3" [max] x 3'6" [min] [1.34m x 2.53m [max] x 1.09m [min]]

Central heating radiator, extractor fan and three piece suite comprising low flush w.c., pedestal wash basin and shower cubicle with shower head attachment and glass shower screen.



BEDROOM TWO

8'3" x 10'5" [2.54m x 3.19m]

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



BEDROOM THREE

7'4" x 6'2" [2.24m x 1.89m]

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

BATHROOM/W.C.

6'2" x 6'3" [1.89m x 1.91m]

UPVC double glazed frosted window to the front, central heating radiator and three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with electric shower and glass shower screen.

OUTSIDE

To the front of the property is a tarmac driveway providing off road parking for one vehicle. To there is a low maintenance tiered rear garden with a decked patio area, perfect for outdoor dining and entertaining and the lower tier being paved and pebbled, fully enclosed by timber fencing with timber gate providing side access.



COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.