





Welcome to

Regent Street, Hemsworth Pontefract

Ready to move straight into!! Three bedroom mid-terrace offered with NO ONWARD CHAIN. Two reception rooms, on street parking and yard area to the rear.













Summary

Offered for sale with no onward chain is this well presented three bedroom mid terrace property which is ready to move straight into. The property is close by to lots of local amenities and the local bus station. Internally the property comprises of lounge, dining room, kitchen and cellar, whilst to the first floor there are two bedrooms, house bathroom and to the second floor there is a further bedroom. The exterior has an easy to maintain yard area with a brick wall and gated access. There is ample on street parking available.

Lounge

14' 10" x 11' 3" (4.52m x 3.43m)

With a UPVC double glazed window to the front aspect, fire surround and a gas central heating radiator.

Dining Room

12' 5" x 14' 10" (3.78m x 4.52m)

With a UPVC double glazed window to the rear aspect, door to the cellar and a gas central heating radiator.

Kitchen

9' x 8' 3" (2.74m x 2.51m)

A fitted kitchen consisting wall and base units with work surfaces over, stainless steel sink and drainer, plumbing for washing machine, space for fridge freezer, vinyl floor covering, a UPVC double glazed window to the side entrance door and a UPVC double glazed window to the rear aspect.

Bedroom Two

14' 10" x 11' 3" (4.52m x 3.43m)

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bedroom Three

10' 7" x 9' (3.23m x 2.74m)

With a UPVC double glazed window to the rear aspect, storage cupboard and a gas central heating radiator.

Bedroom One

11' 11" x 11' 11" (3.63m x 3.63m)

On the second floor with two sky lights to the rear, walk in wardrobe and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached, vinyl floor covering, tiled to walls, cupboard housing boiler, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Front Garden

On Street Parking.

Rear Garden

With a wrought iron gate and matching fence, yard area, brick wall surround and parking to the rear.





Welcome to

Regent Street, Hemsworth Pontefract

- Three Bedroom Mid-Terrace Home
- NO ONWARD CHAIN
- Two Reception Rooms
- Ready To Move Into
- Good Condition Throughout

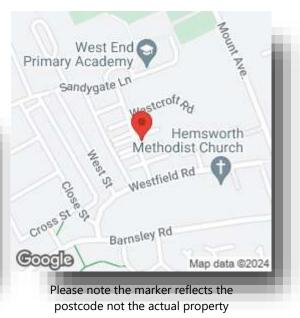
Tenure: Freehold EPC Rating: E

£130,000









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Property Ref: PON117263 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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