

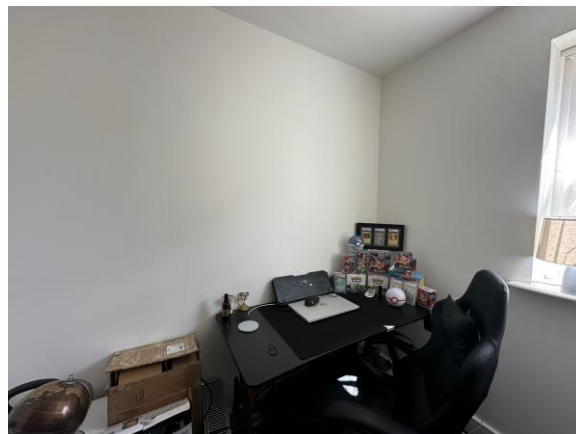


**Ebberton Close, Hemsworth Pontefract WF9 4UN**

**Welcome to**

**Ebberton Close, Hemsworth Pontefract**

\*\*\*GUIDE PRICE £90,000 - £100,000\*\*\* A TWO bedroom ground floor apartment, situated in Hemsworth town on a popular development and near to many local amenities such as supermarkets, cafes, pubs, schools and public transport. Accessed via an intercom and benefiting from an allocated parking space.



### **Entrance Hall**

With a front entrance door, intercom system, electric heater and a cupboard housing washing machine and boiler.

### **Lounge**

21' x 10' 7" ( 6.40m x 3.23m )

With French doors to a small ground floor balcony.

### **Kitchen**

20' 11" x 10' 9" ( 6.38m x 3.28m )

A fitted kitchen consisting of wall and base units with work surfaces over, space for fridge, electric oven, electric hob, extractor hood, tiled splash back, open to the living room and a UPVC double glazed window to the side aspect.

### **Bedroom One**

8' 11" x 14' 9" ( 2.72m x 4.50m )

With a UPVC double glazed window to the rear aspect, electric wall heater and built in wardrobes.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, bath, electric towel rail, tiled walls and splash back and flooring, extractor fan and a UPVC double glazed window to the front aspect.

### **Bedroom Two**

6' 11" x 10' 9" ( 2.11m x 3.28m )

With a UPVC double glazed window to the rear aspect and an electric heater.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, bath, extractor fan, chrome heated towel, extractor fan, part tiled to the walls and a UPVC double glazed frosted window.

### **Exterior**

A parking space.



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## **Ebberton Close, Hemsworth Pontefract**

- **\*\*\*GUIDE PRICE £90,000 - £100,000\*\*\***
- Two Bedroom Ground Floor Apartment
- Allocated Parking Space
- Local Amenities, Shops, Pubs, Schools
- Ideal For A First Time Buyer Or Investor

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£90,000 - £100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117715 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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