



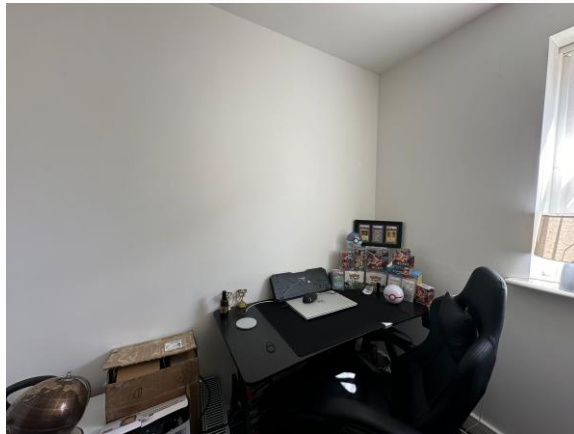
**Ebberton Close, Hemsworth Pontefract WF9 4UN**



**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, access to bathroom and built in wardrobes.

### **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.



***view this property online*** [williamhbrown.co.uk/Property/PON117715](http://williamhbrown.co.uk/Property/PON117715)



**Welcome to**

## **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**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PON117715](https://www.williamhbrown.co.uk/Property/PON117715)



Property Ref:  
PON117715 - 0007

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.

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.



**william h brown**



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



26 Market Place, PONTEFRAC, West Yorkshire,  
WF8 1AT



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**