

Westcroft Road, Hemsworth Pontefract WF9 4QH

Welcome to

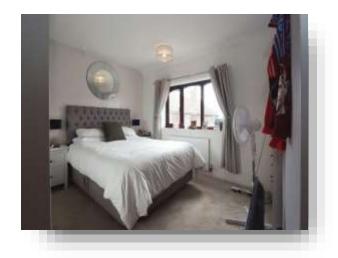
Westcroft Road, Hemsworth Pontefract

For sale with NO ONWARD CHAIN! A THREE bedroom Semi-Detached property with a gated driveway, front, side and rear gardens. Located in Hemsworth town on the outskirts of Wakefield and Pontefract. Near to local amenities and public transport links.













Entrance Hall

With front entrance door and under stairs storage.

Wc

With a low level flush WC, wash hand basin and a UPVC double glazed window to the front aspect.

Lounge

11' 8" x 17' 2" (3.56m x 5.23m)

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

Reception Room

10' 10" x 7' 5" (3.30m x 2.26m)

With a velux windows, doors to the lounge, door to the garden and a gas central heating radiator.

Kitchen

10' 10" x 10' 8" (3.30m x 3.25m)

A fitted kitchen consisting of wall and base units with work surfaces over, double oven, gas hob, stainless steel sink and drainer, a gas central heating radiator and a UPVC double glazed window to the front aspect.

Rear Porch

With a storage cupboard, washing machine and pantry for boiler.

Bedroom One

12' x 11' 1" (3.66m x 3.38m)

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

Bedroom Two

7' 4" x 10' 5" (2.24m x 3.17m)

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

Bedroom Three

7' 4" x 9' 7" ($2.24m \times 2.92m$)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, tiled walls, ladder towel, spot lights and a UPVC double glazed window to the front aspect.

Front Garden

A stone driveway and path to front door, mature hedges surround and new fences and gates to the driveway.

Rear Garden

Overgrown to rear with a fence surround.





Welcome to

Westcroft Road, Hemsworth Pontefract

- Three Bedroom Semi-Detached Home
- Downstairs WC
- Two Reception Rooms
- Driveway
- **New Composite Doors**

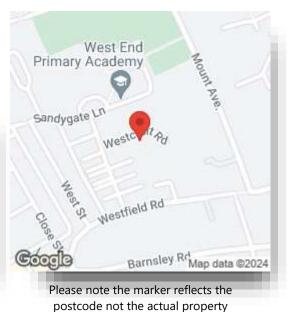
Tenure: Freehold EPC Rating: E

£145,000









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Property Ref: PON117698 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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)

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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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