



**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 x 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.



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## 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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Please note the marker reflects the postcode not the actual property



Property Ref:  
PON117698 - 0003

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