



West Street, Hemsworth Pontefract WF9 4QN

Welcome to

West Street, Hemsworth Pontefract

NO ONWARD CHAIN! Two Bedroom mid terraced property located within Hemsworth, perfect for first time buyers or buy to let investors. Call now to avoid missing out.



Lounge

11' 10" x 13' 2" (3.61m x 4.01m)

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

Kitchen

13' 1" x 12' 11" (3.99m x 3.94m)

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

Bedroom One

11' 11" x 13' 1" (3.63m x 3.99m)

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

Bedroom Two

6' 5" x 12' 11" (1.96m x 3.94m)

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

Bathroom

A three piece suite consisting of a low level flush WC, wash hand basin, and panel bath. Storage cupboard, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Exterior

To the rear of the property is an easy to maintain fully enclosed garden with gated access.



view this property online williamhbrown.co.uk/Property/PON118268



Welcome to

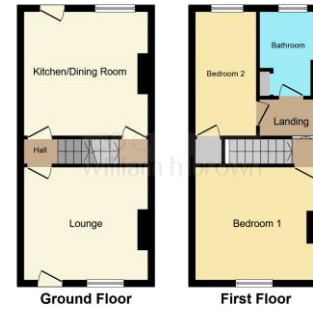
West Street, Hemsworth Pontefract

- Two Bedroom Mid Terrace Home
- NO CHAIN
- New Kitchen & Bathroom
- Fully Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

offers over

£90,000



view this property online [williamhbrown.co.uk/Property/PON118268](https://www.williamhbrown.co.uk/Property/PON118268)

Please note the marker reflects the postcode not the actual property



Property Ref:
PON118268 - 0003

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



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



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