

Norwood Road, Hemsworth Pontefract WF9 4RE

Welcome to

Norwood Road, Hemsworth Pontefract

GUIDE PRICE £240,000 - £250,000 Three-bedroom detached bungalow for sale in Hemsworth. The property comprises a utility room, kitchen, lounge, three bedrooms, bathroom and separate toilet, double garage and garden with driveway.













Entrance Porch/ Utility

With a double glazed front entrance door, vinyl flooring, space for washing machine and two UPVC double glazed windows to the side and rear aspects.

Wc

With a low level flush WC, access to the loft, fully tiled walls and a UPVC double glazed window to the rear aspect.

Lounge

15' 1" + bay x 13' 5" (4.60m + bay x 4.09m) With two UPVC double glazed windows to the side aspects, a bay window to the front, electric fire with

brick hearth and a gas central heating radiator.

Kitchen

12' 7" x 9' 1" (3.84m x 2.77m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, space for oven, cooker hood, storage cupboard, vinyl flooring, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Hallway

With a UPVC door to the front aspect, cupboard housing the boiler and a gas central heating radiator.

Bedroom One

10' 10" x 10' 6" ($3.30 \, \text{m} \times 3.20 \, \text{m}$) With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Bedroom Two

12' 2" x 10' 11" (3.71m x 3.33m)
With a LIPVC double glazed windo

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

Bedroom Three

10' 8" x 11' (3.25m x 3.35m)

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 set in a vanity unit, bath with shower over, fully tiled walls and flooring, gas central hating radiator and a UPVC double glazed window to the rear aspect.

Front Garden

With a double driveway, an enclosed lawned garden with block paved path around and hedge surrounding creating boarders.

Rear Garden

A block paved patio area, lawned garden, double garage, mature trees and a fence surround.





Welcome to

Norwood Road, Hemsworth Pontefract

- ***GUIDE PRICE £240,000 £250,000***
- Three Bedroom Detached Bungalow
- NO ONWARD CHAIN
- Double Garage
- In Need Of Modernisation

Tenure: Freehold EPC Rating: D

quide price

£240,000 - £250,000

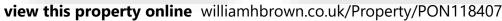








postcode not the actual property





Property Ref: PON118407 - 0002 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk

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.