



Lavender Court, Hemsworth Pontefract WF9 4LF

Welcome to

Lavender Court, Hemsworth Pontefract

TWO BEDROOM SEMI-DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN, LOCATED IN HEMSWORTH! CLOSE TO LOCAL AMENITIES! DRIVEWAY TO THE FRONT AND A FULLY ENCLOSED GARDEN TO THE REAR. MUST BE VIEWED!



Entrance Hall

With a UPVC double glazed front entrance door, two storage cupboard and loft hatch with pull down ladder.

Lounge

12' 6" x 11' 4" (3.81m x 3.45m)

With a UPVC double glazed window to the front aspect, wall and ceiling lights, electric fire and a gas central heating radiator.

Kitchen

9' 2" x 11' 4" (2.79m x 3.45m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, extractor fan, plumbing for washing machine, stainless steel sink, tiled splash back, cupboard housing the boiler, vinyl floor covering, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Bedroom One

12' 7" x 9' 6" (3.84m x 2.90m)

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

Bedroom Two

9' 4" x 8' 7" (2.84m x 2.62m)

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, panelled bath with shower attached and a folding shower screen, tiled walls, vinyl floor covering and a UPVC double glazed window to the rear aspect.

Front Garden

Neatly laid to lawn, driveway to the front, garden shed, flagged down side with access through gates to the rear garden.

Rear Garden

An enclosed rear garden, neatly laid to lawn, patio seating area, summer house and a timber fencing surround.



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Welcome to

Lavender Court, Hemsworth Pontefract

- Two Bedroom Semi-Detached Bungalow
- Over 55's Development
- NO ONWARD CHAIN
- Driveway To The Front
- Rear Garden

Tenure: Freehold EPC Rating: C

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118180 - 0002

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.

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