



Ebberton Close, Hemsworth Pontefract WF9 4UN

Welcome to

Ebberton Close, Hemsworth Pontefract

GUIDE PRICE £220,000 - £230,000Modern three bedroom, three-storey home in Hemsworth. Features entrance hall, bay-windowed living room, open-plan kitchen/diner with patio doors. Two bedrooms, family bathroom on first floor; master bedroom with ensuite above. Front parking, enclosed rear garden.



Entrance Hall

With a composite front entrance door, tiled flooring and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, tiled flooring and part tiled to walls.

Lounge

17' 8" x 12' 11" (5.38m x 3.94m)

With a UPVC double glazed bay window with made to measure blinds, laminate flooring and a gas central heating radiator.

Kitchen

7' 8" x 9' 6" (2.34m x 2.90m)

A fitted kitchen consisting of wall, base and drawer units work surfaces over, sink and drainer, integrated dishwasher, fridge freezer, plumbing for washing machine, induction hob, electric oven, extractor fan, LVT flooring, a gas central heating radiator and cover, French doors to the rear aspect and a UPVC double glazed window to the rear aspect.

Landing

With a cupboard housing the hot water tank, spot lights to the ceiling, two gas central heating radiator and a UPVC double glazed window to the front aspect.

Master Bedroom

15' 7" x 12' 4" (4.75m x 3.76m)

On the third floor with a window to the front, built in cupboard, storage in eaves, loft hatch and a gas central heating radiator.

Bedroom Two

15' 7" x 8' 6" (4.75m x 2.59m)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower, heated towel rail, vinyl floor covering, spot lights to the ceiling and a sky light to the rear.

Bedroom Three

9' 3" x 10' 3" (2.82m x 3.12m)

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, tiled bath, spot lights to the ceiling, heated towel rail, fully tiled, spotlights to the ceiling and a UPVC double glazed window to the side aspect.

Rear Garden

Artificial lawn, slate patio seating area, timber fence surround. Brick built outbuilding with electricity. Additional allocated visitor parking spot.



view this property online williamhbrown.co.uk/Property/PON118787



Welcome to

Ebberton Close, Hemsworth Pontefract

- ***GUIDE PRICE £220,000 - £230,000***
- Three Bedroom Semi-Detached Home
- Downstairs WC
- Ensuite To Master Bedroom
- Double Driveway & Additional Allocated Visitors Spot

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£220,000 - £230,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PON118787](https://www.williamhbrown.co.uk/Property/PON118787)



Property Ref:
PON118787 - 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)