



Brookside, Hemsworth Pontefract WF9 4JE

welcome to

Brookside, Hemsworth Pontefract

GUIDE PRICE £300,000 - £325,000 This spacious four bedroom detached bungalow in Hemsworth offers huge potential, a flexible layout, two kitchens, two garages, a workshop, ample parking, and a generous garden—available with no onward chain and in need of modernisation.



Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

Entrance Hall

With a front entrance door and storage cupboard housing the hot water tank.

Lounge

21' 9" x 14' 7" (6.63m x 4.45m)

With a UPVC double glazed window to the front aspect, two electric wall heaters and focal fire place with hearth.

Dining Room

14' 9" x 9' 1" (4.50m x 2.77m)

With a UPVC double glazed window to the rear aspect and electric wall heaters.

Kitchen 1

9' 3" x 7' 5" (2.82m x 2.26m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric oven, built in microwave, stainless steel sink and drainer, plumbing for dishwasher, part tiled to walls, integrated fridge freezer, electric wall heater, UPVC double glazed window to the rear aspect and a UPVC double glazed window to the rear aspect.

Utility Room

9' 3" x 7' 5" (2.82m x 2.26m)

With a UPVC double glazed window to the rear aspect, plumbing for washing machine, a sink and half with drainer, base units and part tiling to the walls.

Bathroom 1

A suite consisting of a low level flush WC, wash hand basin, corner bath with electric shower over and screen, electric wall heater, fully tiled and a window to the rear.

Bedroom One

18' 2" x 20' 4" (5.54m x 6.20m)

With two UPVC double glazed windows to the front aspect and fitted wardrobes.

Bedroom Two

11' 9" x 14' 2" (3.58m x 4.32m)

With a UPVC double glazed window to the front aspect and fitted storage cupboards.

Bedroom Three

8' 8" x 14' 3" (2.64m x 4.34m)

With a UPVC double glazed window to the front aspect and built in wardrobe.

Bedroom Four

8' 2" x 8' 9" (2.49m x 2.67m)

With a UPVC double glazed window to the rear aspect.

Kitchen 2

10' 3" x 9' 7" (3.12m x 2.92m)

Having base units with work surfaces over, sink and drainer, gas hob, built in storage cupboard and a UPVC double glazed window to the rear aspect.

Bathroom 2

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath, separate shower cubicle, fully tiled and a UPVC double glazed window to the rear aspect.

Front Garden

With double timber gates, large pebbled driveway and lots of parking space, and lawned garden.

Rear Garden

Extremely large rear garden neatly laid to lawn. 2 garages, parking for several cars.

Garage

33' 9" x 12' 9" (10.29m x 3.89m)

With an up and over door, work shop to the rear.

Workshop

16' 7" x 14' (5.05m x 4.27m)

Double doors from garage and window to the rear.



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- *** GUIDE PRICE £300,000 - £325,000 ***
- Four Bedroom Detached Bungalow
- NO ONWARD CHAIN
- Two Kitchens & Two Bathrooms
- Two Garages & Workshop

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118873 - 0005

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