



East Dale Close, Hemsworth Pontefract WF9 4JS

welcome to

East Dale Close, Hemsworth Pontefract

***GUIDE PRICE £160,000 - £170,000** nestled in a peaceful cul-de-sac in Hemsworth, is offered with no onward chain. The property boasts a conservatory, workshop, driveway, and a private enclosed rear garden. Requiring modernisation, a great opportunity for buyers looking to create their ideal home



Entrance Hall

Side entrance stable door, two storage cupboards and a gas central heating radiator.

Lounge/ Diner

19' 11" x 17' 2" (6.07m x 5.23m)

With two UPVC double glazed windows to the front and side aspect, fire surround with tiled inset and matching hearth and two gas central heating radiator.

Kitchen

8' 8" x 7' 10" (2.64m x 2.39m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, wash hand basin, a bowl and half sink and drainer, free standing gas oven, vinyl floor covering, tiled splash back, plumbing for washing machine and a UPVC double glazed window to the side aspect.

Rear Hall

With access to the loft and a gas central heating radiator.

Conservatory

10' 11" x 7' 7" (3.33m x 2.31m)

Constructed under UPVC, wall lights, gas central heating radiator and a single door into the garden.

Bedroom One

14' 9" x 9' 9" (4.50m x 2.97m)

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

Bedroom Two

13' 4" x 10' 7" (4.06m x 3.23m)

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

Bedroom Three

8' 7" x 7' (2.62m x 2.13m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle, tiled walls, a gas central heating radiator and a UPVC double glazed window to the side aspect.

Rear Garden

A block paved driveway, car port, a brick built attached room to the side.



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East Dale Close, Hemsworth Pontefract

- *** GUIDE PRICE £160,000 - £170,000 ***
- Three Bedroom Detached Bungalow
- No Onward Chain
- In Need Of Modernisation
- Driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118821 - 0006

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