



East Dale Close, Hemsworth Pontefract WF9 4JS

Welcome to

East Dale Close, Hemsworth Pontefract

GUIDE PRICE £230,000 - £240,000 The property comprises of lounge, kitchen/diner, three bedrooms, family bathroom, driveway, garage, front and rear garden.



Entrance Hall

Front Entrance door, access to the loft, airing cupboard and a gas central heating radiator.

Lounge

19' 10" x 10' 10" (6.05m x 3.30m)

With two UPVC double glazed windows to the front and side aspect, gas fire and back boiler.

Kitchen/Diner

19' 10" x 10' (6.05m x 3.05m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, composite sink and drainer, space for washing machine, fridge freezer, oven with extractor over, part tiled walls to splash back, vinyl and carpet flooring, gas central heating radiator, double door to the rear, door to the side and a UPVC double glazed window to the rear aspect.

Bedroom One

14' 11" x 8' 9" (4.55m x 2.67m)

With two UPVC double glazed window to the front and side aspect, water meter and electricity board and a gas central heating radiator.

Bedroom Two

9' 8" x 11' 6" (2.95m x 3.51m)

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

Bedroom Three

8' 5" x 6' 11" (2.57m x 2.11m)

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, corner bath with electric shower over, vinyl flooring, part tiled to walls, gas central heating radiator and a UPVC double glazed window to the side aspect.

Front Garden

With a block paved driveway, lawned area and shrubs.

Rear Garden

A lawned area, paving, shrubs and fence surround.

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 time frames involved.



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Welcome to

East Dale Close, Hemsworth Pontefract

- ***GUIDE PRICE £230,000 - £240,000***
- Three Bedroom Detached Bungalow
- Drive and garage
- Spacious lounge
- Some modernisation required

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

guide price

£230,000 - £240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119093 - 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.

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