



Westfield Road, Hemsworth Pontefract WF9 4QG

welcome to

Westfield Road, Hemsworth Pontefract

****GUIDE PRICE £170,000 - £175,000****Three-bedroom mid-terraced in Hemsworth with no onward chain. Freshly decorated with new carpets, spacious living areas, downstairs bathroom, enclosed rear garden with lawn and decking, yard to front, and on-street parking. A perfect blank canvas to make your own!



Entrance Hall

With a UPVC double glazed front entrance door, sky light, laminate flooring and a gas central heating radiator.

Lounge

11' 7" x 14' 8" (3.53m x 4.47m)

With a UPVC double glazed window to the front aspect, gas fire with surround with matching hearth, laminate flooring, gas central heating radiator and a UPVC double glazed window to the front aspect.

Dining Room

13' 9" x 12' 4" (4.19m x 3.76m)

With laminate flooring.

Kitchen

7' 9" x 11' 6" (2.36m x 3.51m)

A fully fitted kitchen consisting of wall, base and drawer units with work surfaces over, plumbing for washing machine, stainless steel sink and drainer, space for fridge freezer, tiled splash back, gas hob, electric oven, door to the rear and a UPVC double glazed window to the rear aspect.

Inner Hall

With a door into the cellar and laminate flooring.

Bathroom

A modern three piece fitted suite consisting of a low level flush WC, wash hand basin set in a vanity unit, electric shower with screen, spot lights to the ceiling, wall paneling, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Landing

With a storage cupboard.

Bedroom One

15' 3" x 12' 4" (4.65m x 3.76m)

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

Bedroom Two

13' 6" x 9' 7" (4.11m x 2.92m)

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

Bedroom Three

7' 10" x 11' 2" (2.39m x 3.40m)

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

Front Garden

With a yard to the front, gate and brick wall surround.

Rear Garden

A large lawned garden with decked seating area and a brick wall surround.



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Westfield Road, Hemsworth Pontefract

- ***GUIDE PRICE £170,000 - £175,000***
- Three Bedroom Terrace House
- NO ONWARD CHAIN
- Two Reception Rooms
- Ideal First Time Buyer Home

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

guide price

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119130 - 0002

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william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk