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for sale
Pontefract
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Hollygarth Court, Hemsworth Pontefract WF9 4SX

Welcome to

Hollygarth Court, Hemsworth Pontefract

GUIDE PRICE £140,000 - £150,000 Two-bedroom end-terrace house comprising of living room, kitchen, downstairs WC, two double bedrooms, family bathroom, enclosed rear garden and drive space to the front. Ideal property for first time buyers.



Entrance Hall

With a front entrance door, tiled flooring, under stairs storage and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, extractor fan, fully tiled walls and flooring and a gas central heating radiator.

Lounge

14' 11" x 13' 7" (4.55m x 4.14m)

With a double door to the rear, window to the side and under stairs storage.

Kitchen

10' 7" x 6' 6" (3.23m x 1.98m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, stainless steel sink and drainer, integrated electric oven, gas hob, extractor hood, space for washing machine, fridge freezer, tumble dryer, spot lights to the ceiling, part tiling to walls, tiled floor, boiler and a window to the front aspect.

Landing

With access to the part boarded loft with pull down ladder.

Bedroom One

10' 9" x 11' 6" (3.28m x 3.51m)

With a two windows to the front aspect, wardrobes and a gas central heating radiator.

Bedroom Two

13' 8" x 8' 7" (4.17m x 2.62m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, towel radiator, bath with shower over, tiled flooring and walls, spot lights and an extractor fan.

Rear Garden

With a decked seating area, lawned area, pergola and patio, access from the side and fence surround.



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Welcome to

Hollygarth Court, Hemsworth Pontefract

- ***GUIDE PRICE £140,000 - £150,000***
- Two Bedroom End-Terrace Home
- Downstairs WC
- Ideal For First Time Buyers
- Local Amenities, Schools, Pubs, Shops

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

guide price

£140,000 - £150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119294 - 0002

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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