

Victoria Street, Hemsworth



Offers In The Region Of **£139,950** ³ ¹ ² ⁶⁰

Nestled in the heart of Victoria Street, Hemsworth, Pontefract, this charming end terrace house is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and a modern bathroom, this quirky property offers more than meets the eye.

Perfectly situated for local amenities, this home is ideal for first-time buyers or young families looking to settle in a vibrant community. With no upper chain, the process of making this house your home is made even smoother.

Step inside to find generously sized reception rooms, a well-fitted kitchen, and a modern bathroom, providing both comfort and style. The three good-sized bedrooms offer ample space for relaxation and personalization.

Outside, a private rear garden/yard awaits, offering a tranquil retreat for outdoor gatherings or simply unwinding after a long day.

Don't miss the opportunity to make this unique property your own - schedule a viewing today and envision the endless possibilities that this home has to offer.



- Fantastic buy for first time buyers or a young family. NO UPPER CHAIN
- Well placed for local amenities
- Deceptively spacious accommodation. Well presented throughout
- Entrance hall, good size lounge
- Open plan kitchen and dining areas with fitted units and oven and hob.
- Ground floor modern bathroom
- Three large bedrooms to the first floor. Enclosed, private rear garden
- Council Tax Band A
- EPC Grade D 60
- Freehold

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Entrance Hall

Entered via a uPVC and glazed external door and having laminate flooring, and under stairs store off.

Lounge

14'9" x 12'3" max (4.52 x 3.75 max)

Good size front facing living room with uPVC window giving ample natural light, ornamental fireplace feature with timber surround and marble backing and hearth, laminate flooring, central heating radiator and deep cornice to the ceiling.

Kitchen Area

12'8" x 7'10" max (3.87 x 2.39 max)

Fitted with a good range of units including base cupboards and drawers with laminate work surfaces over, inset single drainer stainless steel sink with mixer taps over, fitted under oven and 4 ring gas hob with chimney style hood over, wall cupboards. Tiled floor and splash backs, uPVC window to the rear, plumbing for an automatic washing machine. Open access to the

Dining Area

13'0" x 13'0" (3.98 x 3.98)

Great size dining room, or sitting room if so desired, having a fireplace feature with timber surround, marble backing and hearth and fitted living flame gas fire. Central heating radiator, access off to stairs to the first floor and also access to the

Rear Hall

With uPVC and glazed external door and access off to the

Bathroom

8'3" x 6'5" average (2.52 x 1.98 average)

Good size and well fitted modern bathroom with white suite of panelled bath with mixer shower taps, pedestal wash hand basin and low level flush WC. Part tiled walls in modern finish, central heating radiator and opaque uPVC window to the side.

First Floor Landing

Giving access off to the three bedrooms and having an access point to the loft.

Bedroom 1

14'7" x 12'4" (4.47 x 3.76)

Generous double bedroom having a front facing uPVC window and central heating radiator.

Bedroom 2

13'1" x 10'11" (3.99 x 3.35)

A second good size rear facing double bedroom with uPVC window, central heating radiator and cupboard off housing the gas fired central heating boiler.

Bedroom 3

13'0" x 8'5" average (3.97 x 2.59 average)

The smallest bedroom but still generous in size, having uPVC windows to rear and side and a central heating radiator.

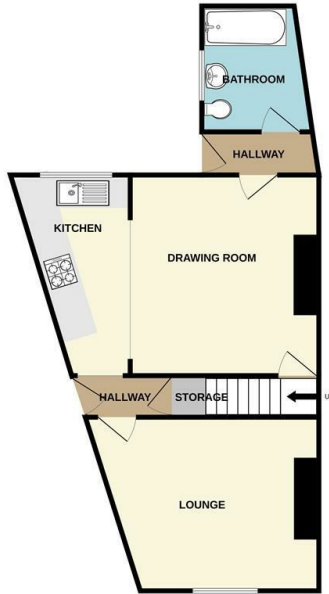
External

To the front, the property adjoins the footway whist, to the side there is an access road to the rear of the property where the external door is located. To the rear is a block paved and enclosed private rear garden with store off.

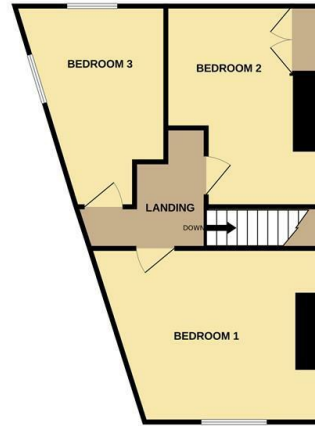


Floor Plan

GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 915 sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability of efficiency can be given. Made with Metropix 1/2024



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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