



**James Court, Hemsworth, Pontefract**

**£60,000**

  
**MARTIN&CO**

# James Court, Hemsworth, Pontefract

Flat - 2 bed, 1 bathroom

£60,000

- IDEAL FOR FIRST TIME BUYERS, BUY TO LET INVESTORS OR DOWNSIZERS
- MODERN APARTMENT with ELECTRIC HEATING
- IMMACULATE OPEN PLAN KITCHEN / LIVING SPACE, TWO BEDROOMS & BATHROOM
- SMALL RESIDENTIAL DEVELOPMENT & OFF STREET PARKING
- CLOSE TO A WEALTH OF LOCAL AMENITIES, SHOPS & SUPERMARKET
- GOOD PUBLIC TRANSPORT LINKS. CENTRAL FOR MAJOR NORTHERN CENTRES
- VIEWING HIGHLY RECOMMENDED
- EPC RATING B
- COUNCIL TAX BAND A

Welcome to this modern flat located in the popular James Court, Hemsworth, Pontefract. This property is an excellent opportunity for first-time buyers, buy-to-let investors, or those looking to downsize.

The flat features a well-appointed reception room that seamlessly integrates with an immaculate open-plan kitchen and living space, creating a warm and inviting atmosphere. The property boasts two bedrooms and a house bathroom, making it both practical and comfortable for everyday living.

With electric heating throughout, you can enjoy a cosy environment all year round. The flat is situated close to a wealth of local amenities, including shops and services, ensuring that everything you need is just a short distance away.

We highly recommend an early viewing to fully appreciate what this property has to offer.





**OPEN PLAN KITCHEN/LIVING SPACE**  
A Light and airy space having three UPVC double glazed windows and an electric wall heater. The kitchen area briefly comprises of a small range of wall and base cupboard units with timber style laminate work surfaces over incorporating a stainless steel single bowl sink with a chrome mixer tap and an integral electric hob, oven and chimney style extractor fan over. There is plumbing for an automatic washing machine and space for a fridge freezer.

**BEDROOM ONE**  
Having a UPVC double glazed window and an electric wall heater.

**BEDROOM TWO**  
Having a UPVC double glazed window and an electric wall heater.

**BATHROOM**  
Having a rectangle panel bath with chrome mixer tap over. A low flush WC and pedestal hand wash basin. Having tiled splashbacks and electric wall heater.

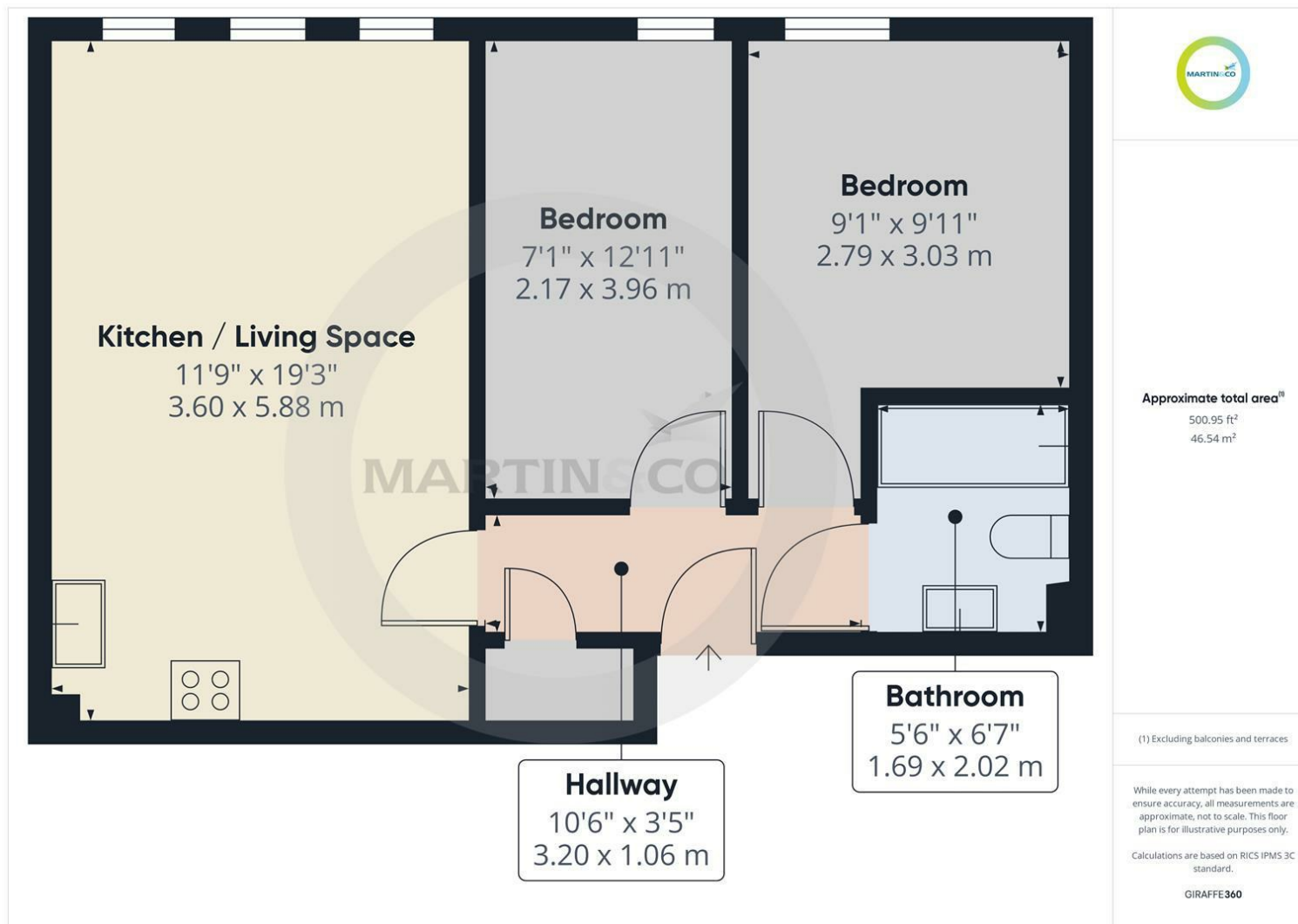
**OUTSIDE**  
There is a courtyard providing off street parking.

**AGENT NOTE**  
The current owner has informed us that the current lease runs from 1/1/2009 for 125 years and is subject to the following charges - ground rent £260 per year and service charge £167.25 per month.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.