



Centre Street, Hemsworth, Pontefract

Offers In Excess Of £115,000


MARTIN&CO

Centre Street, Hemsworth

Mid Terrace - 2 Bedrooms - Attic
Room - 1 Bathroom

Offers In Excess Of £115,000

- LOOKING FOR YOUR FIRST NEW HOME IN IMMACULATE CONDITION? LOOK NO FURTHER
- CENTRALLY LOCATED FOR MAJOR NORTHERN TOWNS AND CITIES IDEAL FOR THOSE WISHING TO COMMUTE
- WITHIN WALKING DISTANCE OF TOWN CENTRE AND LARGE SUPERMARKET SERVING EVERY CONVENIENCE
- HEMSWORTH WATER PARK IS ALSO CLOSE BY FOR KEEP FIT ENTUSIASTS OR LEISURE PURSUITS
- ACCOMMODATION BRIEFLY COMPRISES LOUNGE, INNER HALL, SPACIOUS DINING KITCHEN
- ACCESS TO CELLAR. A VERSATILE SPACE HAVING ONE CHAMBER. FIRST FLOOR LANDING HAS TWO GOOD SIZE BEDROOMS AND HOUSE BATHROOM OFF
- THE ATTIC HAS BEEN CONVERTED CREATING A VERSATILE SPACE WITH TWO VELUX STYLE WINDOWS
- THERE IS AN ATTRACTIVE ENCLOSED LOW MAINTENANCE REAR GARDEN WITH FLAGGED PATIO & ASTROTURF LAWN
- EPC RATING E
- COUNCIL TAX BAND A

ATTENTION! FIRST TIME BUYERS. This recently redecorated, deceptively SPACIOUS mid terrace house, simply MUST BE VIEWED in order appreciate how the internal living accommodation can work for you, this property is ready for you to move in and begin your new chapter.

The location is ideal for those who wish to commute, as it is centrally situated for easy access to major northern towns and cities. You will find yourself within walking distance of the town centre, where a large supermarket caters to all your daily needs. For those who enjoy outdoor activities, Hemsworth Water Park is conveniently close, offering a wonderful space for fitness and leisure pursuits.

Internally, the accommodation comprises a welcoming lounge, an inner hall, and a spacious dining kitchen, perfect for entertaining family and friends. The first floor landing leads to two generously sized bedrooms and a well-appointed house bathroom. Additionally, the attic has been thoughtfully converted, providing a versatile space enhanced by two Velux-style windows, which flood the area with natural light.

For added convenience, there is a cellar with one chamber, offering further options for use. On-street parking is available at the front of the property, while the rear boasts an attractive, enclosed low-maintenance garden complete with a flagged patio, ideal for enjoying the outdoors without the hassle of extensive upkeep.

This property presents an excellent opportunity for those looking to establish themselves in a vibrant community, combining comfort, convenience, and a touch of modern living. Don't miss your chance to make this lovely house your new home.



Lounge
A UPVC double glazed front entrance door opens to this inviting lounge. The focal point being a decorative fire place with marble style back and hearth housing a living flame gas fire. There is a UPVC double glazed window to the front aspect and central heating radiator.

Inner Hall
Having stairs leading to the first floor landing.

Dining Kitchen
Having a range of wall, and base cupboard units with laminate work surfaces over incorporating a single bowl stainless steel sink with mixer tap over and tiled splashbacks. There is an integrated electric oven and

hob with extractor fan over and plumbing for an automatic washing machine. There are two UPVC double glazed windows to the rear aspect and central heating radiator. A built in storage cupboard which houses the boiler and access to the cellar.

Cellar
There is one chamber which could lend itself to a variety of purposes to suit the individual

First Floor Landing
Having access to the two bedrooms, house bathroom and attic room.

Bedroom
Having coving to ceiling, built in wardrobes two UPVC double glazed windows to the front aspect and central heating radiator.



Bedroom
Having coving to ceiling, built in wardrobes two UPVC double glazed windows to the rear aspect and central heating radiator.

Bathroom
Having a three piece suite comprising of a shaped bath with shower and screen over, a low flush WC, pedestal hand wash basin and complimentary tiling to walls. There is a UPVC double glazed window to the rear aspect and central heating radiator

Attic Space
A spacious versatile space with two timber double glazed Velux style windows.

Outside

The front of the property abuts the pavement with on street parking. Whilst to the rear there is an attractive enclosed low maintenance garden having a stone flagged patio and path and astro turf lawn, ideal for outdoor entertaining or simply relaxing on warm sunny days.

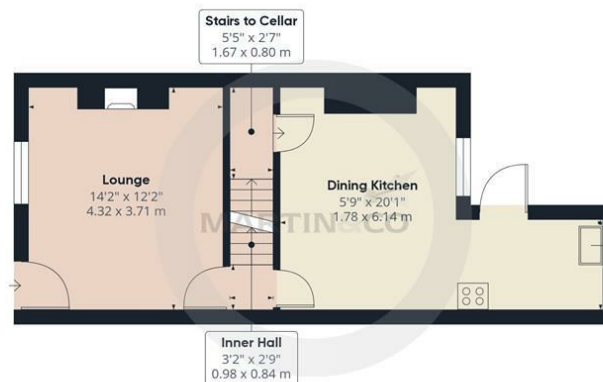


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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



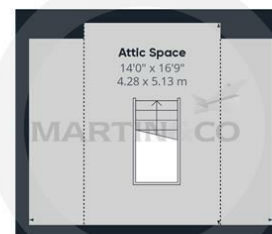
Floor -1



Floor 1



Floor 2



Floor 3



Approximate total area^m

1110.09 ft²
103.13 m²

Reduced headroom

88.98 ft²
8.27 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

