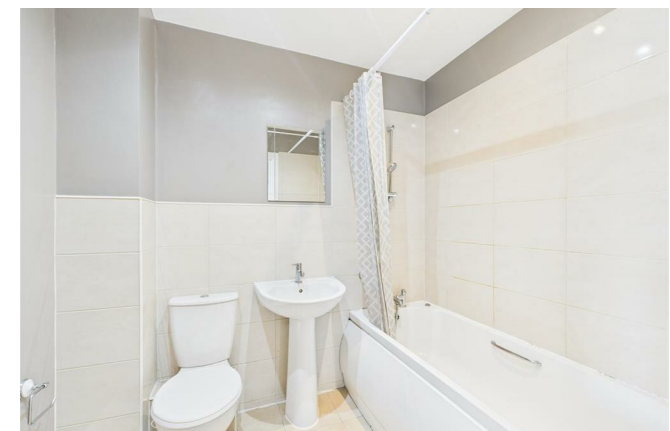




Barnsley Road, Hemsworth

Offers In The Region Of £170,000


MARTIN&CO

Barnsley Road, Hemsworth
House - End Terrace
4 Bedrooms, 2 Bathroom

Offers In The Region Of
£170,000

- IDEAL FOR FIRST TIME BUYERS
- FOUR BEDROOMS
- 2 BATHROOMS AND DOWNSTAIRS W.C.
- GARDEN WITH PATIO AND DECKING AREAS
- TWO OFF STREET ALLOCATED PARKING SPACES
- WALKING DISTANCE TO THE TOWN CENTRE WITH RANGE OF AMENITIES
- EPC RATING C
- COUNCIL TAX BAND C

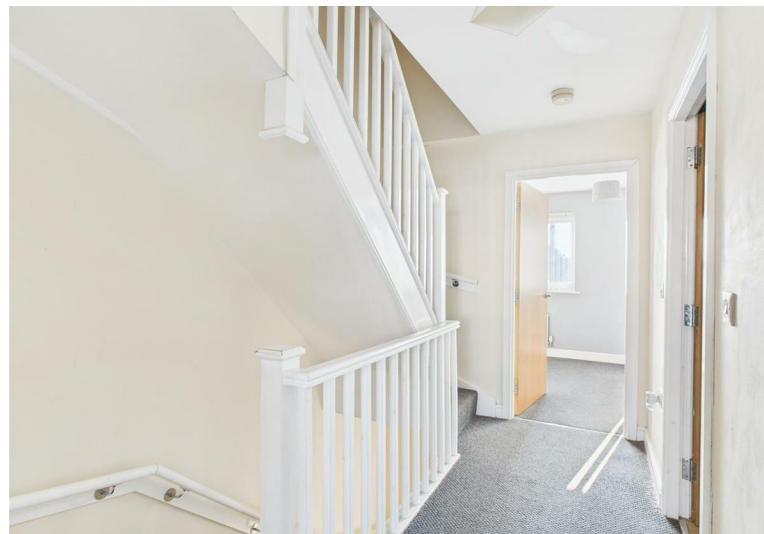
This deceptively spacious end town house MUST BE VIEWED in order to appreciate how the internal living accommodation can work for you. This property is ready for you to move in and begin your new chapter.

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.

Internally, the accommodation comprises a kitchen, lounge, downstairs w.c and two storage cupboards. The first floor landing leads to two generously sized bedrooms and a house bathroom. The second floor leads to two further good sized bedrooms and a shower room.

Outside, two allocated off street parking spaces are available. At the front of the property are steps leading up and a side lawned garden. To the rear, the garden is complete with a flagged patio, lawn and additional decking area to the side.

This property presents an excellent opportunity for those looking to establish themselves in a vibrant community. Don't miss your chance to make this house your new home.



Entrance Hall

With gas central heating radiator and doors leading off to the kitchen, lounge, downstairs w.c. and handy storage cupboard. Stairs leading to the first floor.

Kitchen

Fitted kitchen including cupboard housing the boiler, integrated fridge freezer, electric built under oven with gas hob over, space and plumbing for washing machine, 1.5 bowl stainless steel sink set into laminate worktops. Window to front elevation. Gas central heating radiator.

W.C.

Accessed from the hall, and fitted with toilet and hand wash basin. Frosted window to the front elevation.

Lounge

Situated at the rear of the property and having patio doors which open onto the rear garden. Further window to the side elevation. Two gas central heating radiators and door leading to understairs storage cupboard.

First Floor Landing

With doors leading to two bedrooms and the house bathroom. Gas central heating radiator. Stairs lead to the second floor landing.

Bedroom

With window to the rear elevation and gas central heating radiator.



Bedroom
 With two windows to the front elevation and two central heating radiators.

House Bathroom
 With sink, toilet, bath with shower over, gas central heating radiator and spotlights to the ceiling.

Second Floor Landing
 With doors leading to two further bedrooms and shower room. Gas central heating radiator.

Bedroom
 With window to rear elevation, gas central heating radiator.

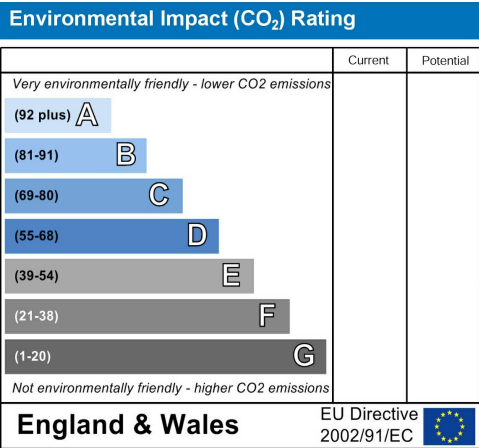
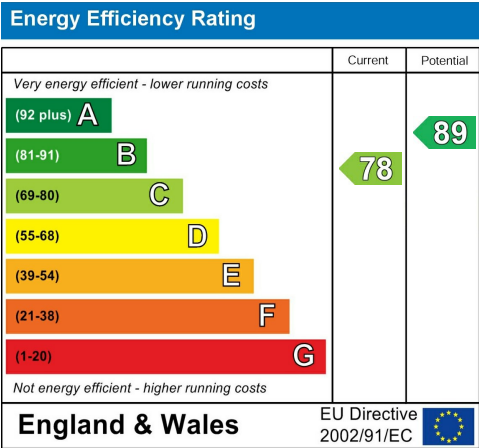
Bedroom
 With window to the front elevation and gas central heating radiator.

Shower room
 With sink, toilet, shower cubicle and ladder-style heated towel rail.

Outside
 Lawned garden to the rear with patio and paved path leading to rear gate and the parking area. Additional decking area to the side. At the front, steps lead up to the property with lawned area to the side. Two allocated parking spaces to the rear.

SALES BUYER CHECKS
 Agents are required by law to conduct anti-money

laundering checks on all those buying a property. We outsource the initial checks to a partner supplier called I Am Property/Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £25 per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.







Martin & Co Pontefract Sales
 5 Cornmarket, Pontefract, West Yorkshire, WF8 1AN
 01977 799550 . pontefract@martinco.com

01977 799550
<http://www.martinco.com>

MARTIN&CO

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.