



Stoneacre
Properties



James Court, Pontefract, WF9 4NZ

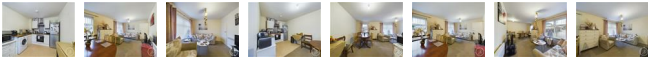
£55,000

*****ATTENTION INVESTORS/FIRST TIME BUYERS*** ***NO CHAIN***** Stoneacre Properties are proud to present this two bedroom ground floor flat, located near to Hemsworth town centre. This flat can be found close to all local amenities including schools and sports centre. In addition there are easy transport links into Pontefract, Barnsley and Wakefield. Ideal investment/First home. Comprising of a large kitchen/diner/living space, hallway, bathroom and two bedrooms. The property also comes with one parking space. Call now to arrange a viewing or request further information.

Entrance Hall

The entrance hall leads to the lounge/kitchen/diner and bathroom. To the rear of the hall is the two bedrooms. The hall comprises of a storage cupboard, electric central heating radiator and phone entry system.

Lounge/Kitchen/Diner



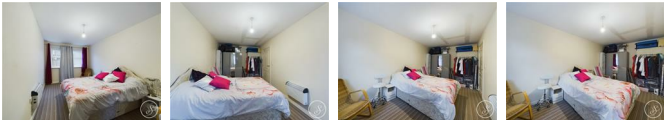
This spacious lounge/dining area provides ample space for a dining table and an area for relaxing. The kitchen is fitted with base units, with integrated electric oven, electric hob with cooker hood above, and plumbing for a washing machine. Stainless steel sink and drainer unit. Double glazed windows to front of the property. Electric central heating radiator.

Bathroom



Fitted with a bath with hand held shower attachment, wc, wash hand basin and mirrored cupboard above. Partly tiled walls.

Bedroom One



Two double glazed windows to the rear. Large area allowing owner to fit a double bed and storage furniture. Electric central heating radiator.

Bedroom Two



Double glazed window to the rear, and an electric central heating radiator.

External

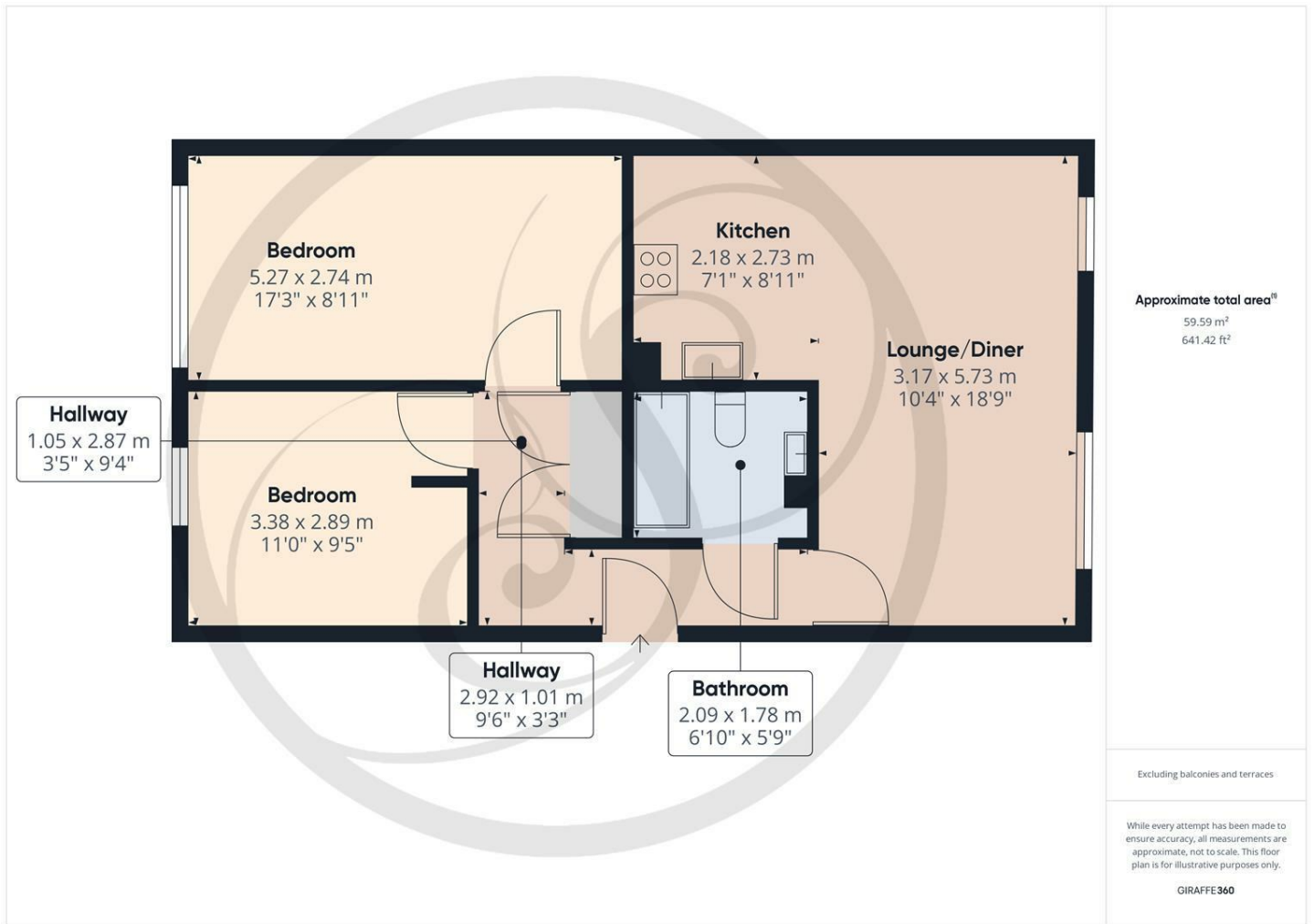


One allocated parking space.

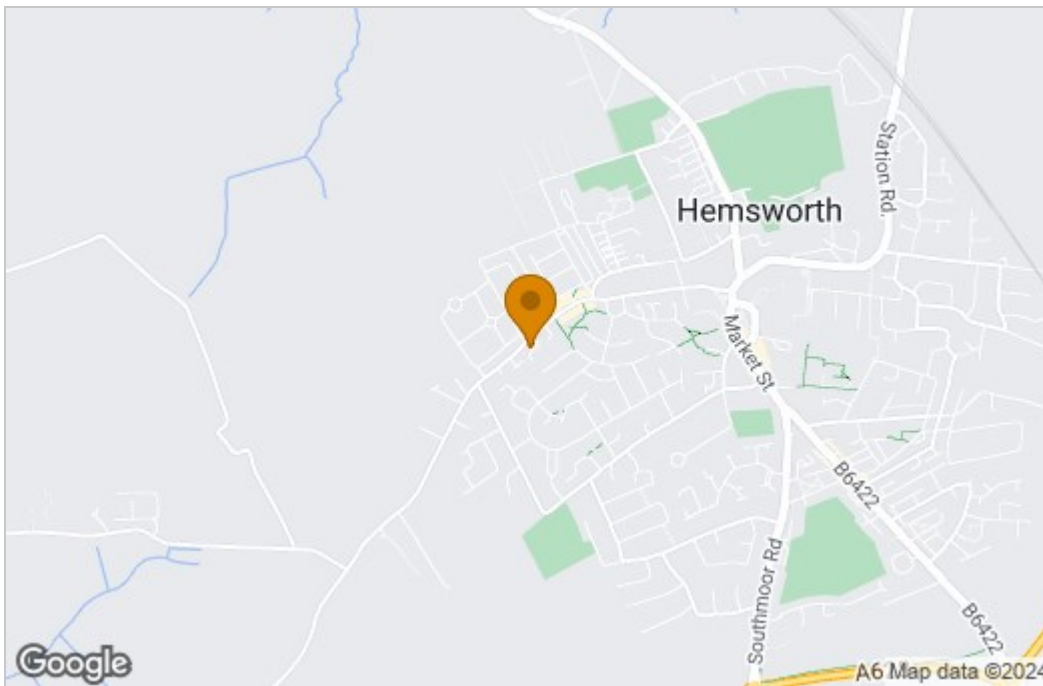
Agent Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is a Stoneacre Properties Director.

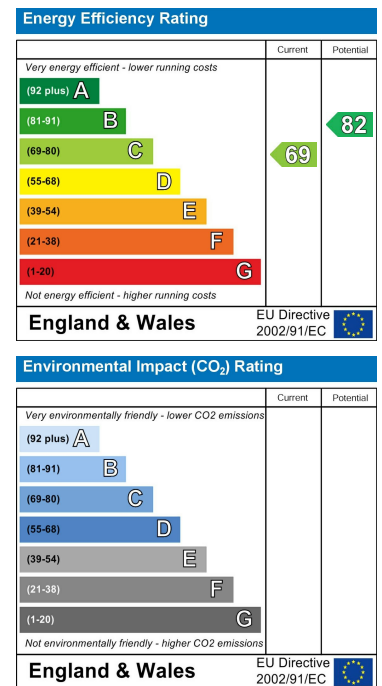
Floor Plan



Area Map



Energy Efficiency Graph



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