



**Grove Avenue, Hemsworth Pontefract WF9 4BL**

**Welcome to**

**Grove Avenue, Hemsworth Pontefract**

A three-bedroom end-terrace in Hemsworth with open-plan kitchen/sitting room, separate lounge, two doubles and one single bedroom, family bathroom, enclosed gardens, drives and garage. In need of modernisation, offered with NO ONWARD CHAIN, ideal for investors.



### **Lounge**

13' 10" x 11' 10" ( 4.22m x 3.61m )

With double doors to the front and a gas central heating radiator.

### **Dining Room/Sitting Room**

13' 1" x 12' 11" ( 3.99m x 3.94m )

With a window to the rear, opens to the kitchen, under stairs storage and a gas central heating radiator.

### **Kitchen**

12' 11" x 5' 11" ( 3.94m x 1.80m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, electric oven and hob, extractor hood, boiler, tiled flooring, composite sink and drainer, window to the side and a door to the rear.

### **Landing**

With over stairs storage.

### **Bedroom One**

13' 1" x 11' 10" ( 3.99m x 3.61m )

With a window to the front and a gas central heating radiator.

### **Bedroom Two**

10' 3" x 8' 6" ( 3.12m x 2.59m )

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

### **Bedroom Three**

7' 3" x 7' 5" ( 2.21m x 2.26m )

With a window to the side and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, bath, towel radiator, tiled floors, tiled walls and a window to the side.

### **Front Garden**

A paved driveway, metal gates, block wall, hedge, wood chip play area and access into the garage.

### **Rear Garden**

A tarmac driveway, metal gates, wooden shed and block wall.

### **Garage**

Pre fab concrete garage to the front.



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## Welcome to

### Grove Avenue, Hemsworth Pontefract

- Three Bedroom End-Terrace Home
- NO ONWARD CHAIN
- Ample Off Street Parking
- Generous Living Space
- Modernisation Required

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

# £140,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON119746 - 0002

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