

Ashfield Road, Hemsworth PontefractWF9 4RN

william h brown

welcome to

Ashfield Road, Hemsworth Pontefract

NO CHAIN PROBATE GRANTED! Offered for sale is this well-presented three-bedroom semi-detached home on a popular modern development. Ready to move into, it offers a lounge, dining room, fitted kitchen, three bedrooms, modern shower room , low-maintenance gardens and ample off-road parking.





Offered for sale with no chain is this well-presented three-bedroom semi-detached home, offering spacious accommodation throughout and making an ideal purchase for the first-time buyer or young family. Ready to move straight into, the property benefits from Hive gas central heating, double glazing and a fully alarmed security system. The accommodation briefly comprises an entrance hallway, a convenient downstairs WC, a light and spacious lounge ideal for relaxing and entertaining, a separate dining room perfect for family meals, and a fitted kitchen offering ample storage and worktop space. To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a modern suite. Externally, the property enjoys low-maintenance gardens to both the front and rear, providing excellent outdoor space with minimal upkeep required. Conveniently located close to local amenities, schools and transport links, this attractive home is sure to appeal to a wide range of buyers and early viewing is highly recommended.

Agents Note

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

Downstairs Wc

Dining Room
10' 2" x 9' 10" (3.10m x 3.00m)

Kitchen
10' 6" x 8' 2" (3.20m x 2.49m)

Landing

Bedroom One
13' 1" x 9' 10" (3.99m x 3.00m)

Bedroom Two
11' 10" x 10' 6" (3.61m x 3.20m)

Bedroom Three
9' 10" x 8' 10" (3.00m x 2.69m)

Bathroom







view this property online williamhbrown.co.uk/Property/PON120108

welcome to

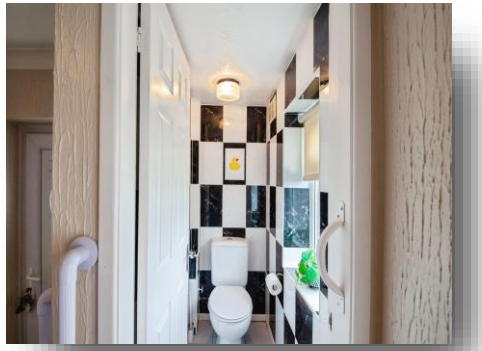
Ashfield Road

- **NO CHAIN** PROBATE GRANTED!
- 3 Bedroom Semi-Detached
- Downstairs WC
- Seperate Dining Room
- Modern Shower Room

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

offers over

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON120108

The Property Ombudsman

Property Ref:
PON120108 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01977 791406

Pontefract@williamhbrown.co.uk

26 Market Place, PONTEFRACT, West Yorkshire, WF8 1AT

williamhbrown.co.uk