



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.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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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

£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119746 - 0007

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.

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