



**Regent Street, Hemsworth Pontefract WF9 4QJ**

**welcome to**

**Regent Street, Hemsworth Pontefract**

\*\*\*GUIDE PRICE £110,000 - £120,000\*\*\* A well-presented two-bedroom mid-terraced home in Hemsworth, offering a bright living room, spacious kitchen/diner, two bedrooms and a modern bathroom. On-street parking is available to the front, with a fully enclosed rear yard providing off-street parking.



## **Living Room**

14' 1" x 12' 3" ( 4.29m x 3.73m )

UPVC Double glazed door to the front, double glazed window to the front, gas central heating radiator, electric fire with surround, access into the inner hall.

## **Kitchen**

14' 1" x 12' 2" ( 4.29m x 3.71m )

A fully fitted kitchen with a range of wall and base units with complimentary work surfaces over incorporating stainless sink and drainer, plumbing for washing machine, freestanding gas oven and gas hob and cooker hood over. storage cupboard housing the boiler, gas central heating radiator, space for dining table, double glazed door and window to the rear.

## **Cellar**

Door from kitchen down into cellar, great for storage.

## **Landing**

Access into both bedrooms and the bathroom.

## **Bedroom One**

14' 1" x 12' 4" ( 4.29m x 3.76m )

Double glazed window to the front, storage cupboard, and a gas central heating radiator.

## **Bedroom Two**

12' 3" x 7' 10" ( 3.73m x 2.39m )

Double glazed window to the rear, gas central heating radiator, and storage cupboard.

## **Bathroom**

A three piece fitted suite comprising of a low level flush WC, wash hand basin and panel bath with shower over. Chrome heated towel rail and a double glazed window to the rear.

## **Exterior**

To the front of the property is on street parking. To the rear of the property is an easy to maintain yard with gated off street parking.



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## Regent Street, Hemsworth Pontefract

- \*\*\*GUIDE PRICE £110,000 - £120,000\*\*\*
- Two Bedroom Mid Terraced Home
- Off Street Parking
- Ready To Move Into
- Fully Enclosed Yard

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

guide price

**£110,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON119401 - 0006

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