



Oakland Place, Hemsworth Pontefract WF9 4FA

Welcome to

Oakland Place, Hemsworth Pontefract

Spacious three-storey townhouse in Hemsworth offering four double bedrooms, including a top-floor master suite with dressing area. Modern open-plan living/kitchen with French doors to an enclosed garden. Move-in ready and well maintained. Viewing essential.



Entrance Hall

Kitchen

10' 2" x 10' 2" (3.10m x 3.10m)

Downstairs Wc

Lounge

13' 1" x 13' 4" (3.99m x 4.06m)

First Floor Landing

Bedroom Three

13' 4" x 12' 10" (4.06m x 3.91m)

Bedroom Four

9' 6" x 13' 4" (2.90m x 4.06m)

Bathroom

Second Floor Landing

Bedroom One

13' 2" x 9' 7" (4.01m x 2.92m)

Ensuite

Bedroom Two

13' 5" min x 12' 3" min (4.09m min x 3.73m min)

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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Welcome to

Oakland Place, Hemsworth Pontefract

- Four bedroom Three Storey Property
- Four Double Bedrooms
- Ensuite To Master Bedroom
- Off Street Parking
- Downstairs WC

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

offers in excess of

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119991 - 0004

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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