

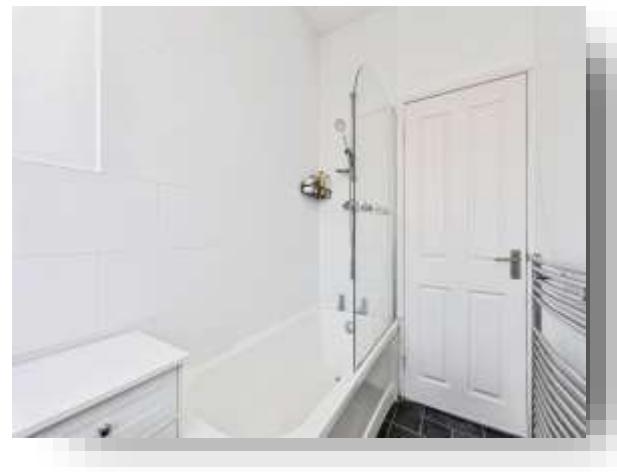
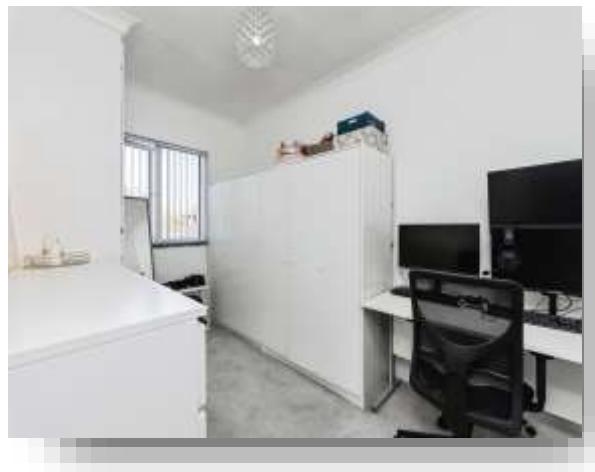
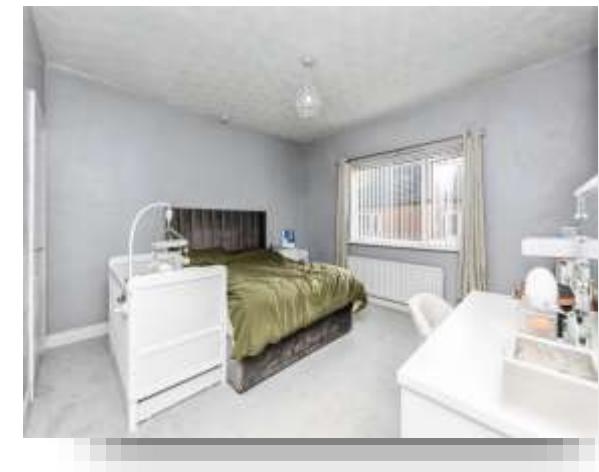
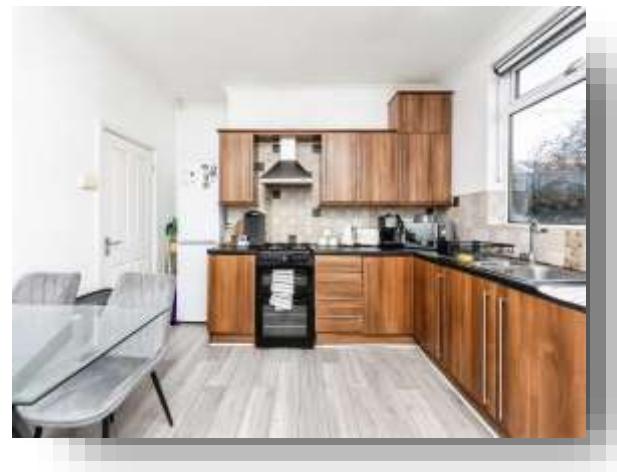
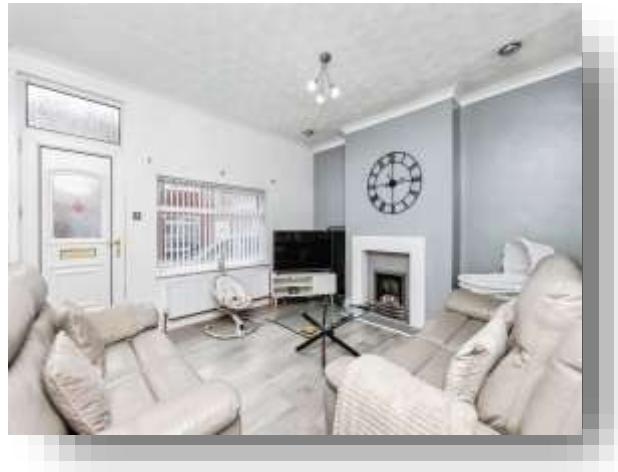


Regent Street, Hemsworth Pontefract WF9 4QJ

Welcome to

Regent Street, Hemsworth Pontefract

GUIDE PRICE £120,000 - £130,000 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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Welcome to

Regent Street, Hemsworth Pontefract

- ***GUIDE PRICE £120,000 - £130,000***
- 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

£120,000 - £130,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119401 - 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.

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