



**Conisborough Way, Hemsworth PONTEFRACT WF9 4UD**



**Welcome to**

**Conisborough Way, Hemsworth PONTEFRACT**

Two bedroom ground floor apartment located in Hemsworth, ensuite to the master bedroom, communal garden and an allocated PARKING SPACE!!



### **Entrance Hall**

Access into the inner hall. Electric heater, storage cupboard housing the water tank, access into the lounge, both bedrooms and the family bathroom.

### **Lounge**

10' 7" x 17' 2" ( 3.23m x 5.23m )

With a UPVC double glazed window to the side aspect, French doors to the garden with a Juliet balcony and an electric heater. Access into the kitchen.

### **Kitchen**

5' 10" x 12' ( 1.78m x 3.66m )

A fully fitted kitchen consisting of wall and base units with work surfaces over, stainless steel sink and drainer, integrated oven with hob, integrated dishwasher, dryer, space for fridge, part tiled walls and a UPVC double glazed window to the rear aspect.

### **Bedroom One**

9' 4" x 14' 4" ( 2.84m x 4.37m )

With a UPVC double glazed window to the front aspect and an electric heater.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, tiled walls and spot lights to the ceiling.

### **Bedroom Two**

13' 11" max x 8' 8" ( 4.24m max x 2.64m )

With a UPVC double glazed window to the rear aspect and an electric heater.

### **Bathroom**

A suite consisting of low level flush WC, wash hand basin, bath, tiled, spot lights and electric heater.

### **Exterior**

Allocated parking space and access into the communal garden.



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**Welcome to**

**Conisborough Way, Hemsworth  
PONTEFRACT**

- Two Bedroom Ground Floor Apartment
- Ensuite To Master Bedroom
- Off Street Parking
- Allocated parking space
- Close to amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1600.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Apr 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£95,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119750 - 0003

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