



Holly Street, Hemsworth Pontefract WF9 4AD

Welcome to

Holly Street, Hemsworth Pontefract

Two bedroom mid-terrace home with NO ONWARD CHAIN, two reception rooms, off street parking to the rear, ideal for first time buyers!



Entrance Hall

With a UPVC front entrance door and laminate flooring.

Lounge

14' 3" x 12' 1" (4.34m x 3.68m)

With a UPVC double glazed window to the front aspect with fitted blinds and an electric fire with surround.

Dining Room

12' 2" x 14' 2" (3.71m x 4.32m)

With a UPVC double glazed window to the rear aspect, laminate flooring, access to the cellar and gas central heating radiator.

Kitchen

13' 6" x 5' 8" (4.11m x 1.73m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, sink and drainer, plumbing for washing machine and dishwasher, tiled splash back, vinyl floor covering, wall mounted boiler, UPVC rear entrance door, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Landing

Access to the loft with a pull down ladder.

Bedroom One

14' 2" x 12' 4" (4.32m x 3.76m)

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bedroom Two

12' 3" x 8' 7" (3.73m x 2.62m)

With a UPVC double glazed window to the rear aspect, laminate flooring, storage cupboard with hanging rail and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached and screen, tiled walls, storage cupboard, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Front Garden

With on street parking to the front.

Rear Garden

A yard area with double gates leading on to the off street parking to the rear aspect.



view this property online williamhbrown.co.uk/Property/PON118419



Welcome to

Holly Street, Hemsworth Pontefract

- Two Bedroom Mid-Terrace Home
- NO ONWARD CHAIN
- Cellar
- Off Street Parking To The Rear
- Ideal For First Time Buyers

Tenure: Freehold EPC Rating: D

£120,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON118419



Property Ref:
PON118419 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk