

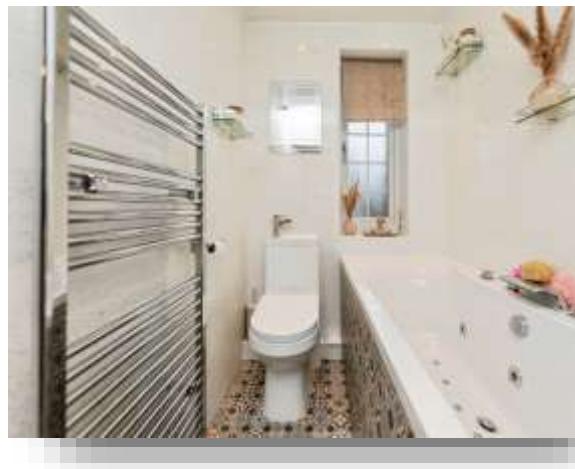
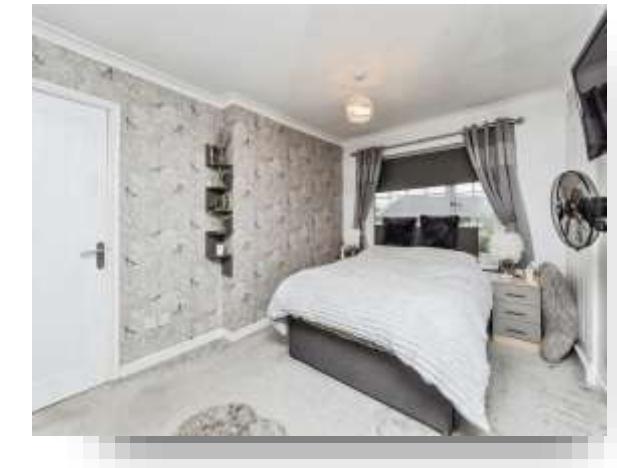


Brettegate, Hemsworth Pontefract WF9 4NP

Welcome to

Brettegate, Hemsworth Pontefract

A deceptively spacious three bedroom semi-detached home in a popular Hemsworth location, offering an entrance hall, downstairs wet room, a comfortable lounge, and a modern dining kitchen. The first floor features three good sized bedrooms and a contemporary family bathroom.



Entrance Hall

With a front entrance door, tiled flooring, window to the front and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, chrome heated towel rail, fully tiled and a window to the side.

Lounge

13' 8" x 15' 6" (4.17m x 4.72m)

With French door to the rear, open wood and coal fire with surround and marble hearth and a gas central heating radiator.

Dining Kitchen

12' 4" x 10' 6" (3.76m x 3.20m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, plumbing for washing machine, integrated dishwasher, fridge freezer, built in microwave, under plinth light, tiled flooring, gas central heating radiator and windows to the rear and side.

Landing

With two windows to the front, access to the loft and a gas central heating radiator.

Bedroom One

17' 5" x 11' 5" (5.31m x 3.48m)

With a window to the front and rear, cupboard housing the boiler and a gas central heating radiator.

Bedroom Two

10' 3" x 10' 2" (3.12m x 3.10m)

With a window to the rear and a gas central heating radiator.

Bedroom Three

10' 3" x 7' 7" (3.12m x 2.31m)

With a window to the front and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, tiled Jacuzzi bath, spot lights to the ceiling, chrome heated towel rail and a window to the rear.

Front Garden

A low maintenance mainly pebbled garden and double gates.

Rear Garden

With an enclosed rear garden, garden shed, lawned garden, decked seating area and a timber fence surround.



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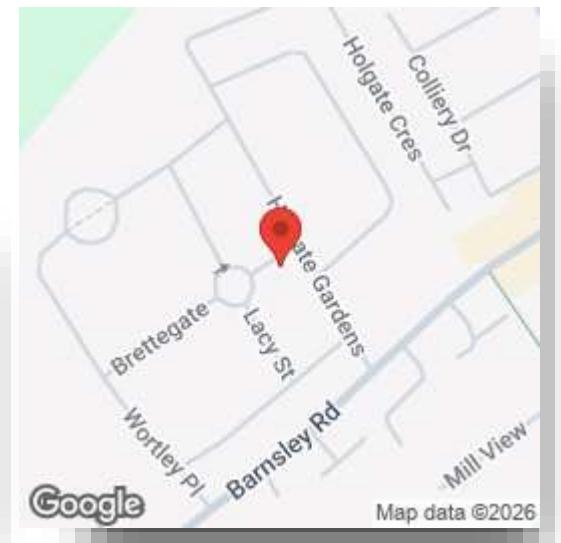
Brettegate, Hemsworth Pontefract

- Deceptively spacious three bedroom semi detached home in a popular Hemsworth location
- Entrance hall, downstairs wet room, spacious lounge, and modern dining kitchen
- Low maintenance front garden, attached garage, and enclosed rear garden
- Close to local amenities, well regarded schools, and excellent motorway links to the M62 and A1

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£190,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119452 - 0002

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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