



**Ebberton Close, Hemsworth Pontefract WF9 4UN**

**Welcome to**

**Ebberton Close, Hemsworth Pontefract**

A modern first-floor apartment offered with no onward chain, featuring an open-plan living/kitchen/dining area, two well-sized bedrooms including a master with en-suite, plus a separate house bathroom. Located on a contemporary development with electric storage heating and an allocated parking space



### **Entrance Hall**

With a storage cupboard housing the hot water tank and intercom system.

### **Kitchen/ Lounge**

18' 6" x 11' 2" ( 5.64m x 3.40m )

With French door to the front, window to the side, wall, base and drawer units with work surfaces over, electric hob, electric oven, stainless steel sink and half with drainer, stainless steel splash back, plumbing for washing machine, extractor fan, space for fridge freezer and an electric wall heater.

### **Bedroom One**

9' 10" x 12' 5" ( 3.00m x 3.78m )

With a window to the front, built in wardrobe and electric heater.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, vinyl flooring, part tiled walls, chrome heated towel rail and a window to the rear.

### **Bedroom Two**

10' 2" x 8' 5" ( 3.10m x 2.57m )

With a window to the side and an electric heater.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, part tiled walls, vinyl flooring and a chrome heated towel rail.

### **Exterior**

1 Allocated parking Space



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## Welcome to

### Ebberton Close, Hemsworth Pontefract

- NO ONWARD CHAIN
- First Floor Apartment
- Two Bedrooms, Master Having Ensuite Facilities
- Allocated Parking Space
- Open Plan Living Kitchen, Dining Area

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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:  
PON119552 - 0002

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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.



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