



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



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119552 - 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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