



Ringwood Way, Hemsworth Pontefract WF9 4HZ



welcome to

Ringwood Way, Hemsworth Pontefract

LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY. Three-bedroom detached bungalow situated in a popular area of Hemsworth, close to local amenities. Offering an entrance hall, lounge, kitchen diner, three double bedrooms, bathroom and separate WC. In need of cosmetic modernisation.



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Legal Fees Paid T&c's

The property is being sold through our clients Part Exchange Move Scheme
Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.

Entrance Hall

Living Room

16' 8" x 12' 1" (5.08m x 3.68m)

Kitchen

11' x 10' 5" (3.35m x 3.17m)

Bedroom One

12' 2" x 11' 11" (3.71m x 3.63m)

Bedroom Two

10' 1" x 12' (3.07m x 3.66m)

Bedroom Three

11' 2" x 9' 5" (3.40m x 2.87m)

Bathroom

Wc

Detached Garage



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- LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY.
- *** Internal Images Coming Soon***
- Detached Bungalow
- Three Double Bedrooms
- Driveway and Garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£220,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON119982



Property Ref:
PON119982 - 0003

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.



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