

York Street,Hemsworth PONTEFRACT WF9 4DD

william h brown

welcome to

York Street, Hemsworth PONTEFRACT

Offers in the region of £125,000! NO CHAIN! Three bedroom mid terraced property located in Hemsworth with no onward chain. On street parking & yard area to the rear. Ideal for first time buyers/buy to let investors.





Offered to the market with no onward chain, this spacious three-bedroom mid-terrace home is set across three floors and provides versatile accommodation ideal for first-time buyers, families, or investors.

The ground floor comprises a welcoming living room with ample space for relaxation and entertaining, alongside a well-proportioned kitchen offering a range of fitted units and access to the rear of the property.

To the first floor are two good-sized bedrooms and a family bathroom fitted with a three-piece suite. Occupying the entire second floor is a generous third bedroom/home office. Externally, the property benefits from on-street parking to the front and an enclosed rear yard, perfect for low-maintenance outdoor living.

Conveniently located within Hemsworth, close to local amenities, schools, and transport links, this property represents an excellent opportunity for a range of purchasers. Early viewing is highly recommended.

Lounge
14' 1" x 12' 6" (4.29m x 3.81m)

Kitchen / Dining Room
13' 9" x 13' 1" (4.19m x 3.99m)

Rear Porch

Landing

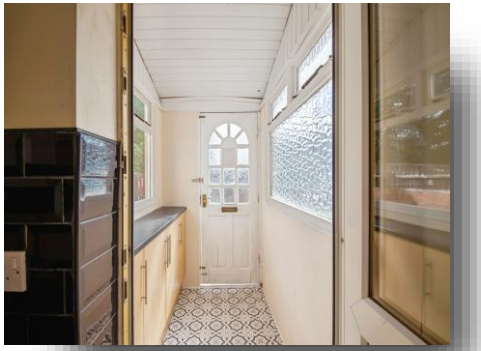
Bedroom One
14' 1" x 12' 6" (4.29m x 3.81m)

Bedroom Two
10' 6" x 8' 10" (3.20m x 2.69m)

Bathroom

Loft Room / Bedroom Three
14' 1" x 7' 7" (4.29m x 2.31m)

Agents Note







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York Street, Hemsworth PONTEFRACT

- Offers in the region of £125,000! NO CHAIN!
- Three Bedroom Mid Terraced
- Set Over Three Floors
- On Street Parking
- Yard Area To The Rear

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in the region of

£125,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON120160

The Property Ombudsman

Property Ref:
PON120160 - 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.

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