

The logo for Churchills, featuring the word "Churchills" in a stylized, red, outlined font with a white drop shadow.

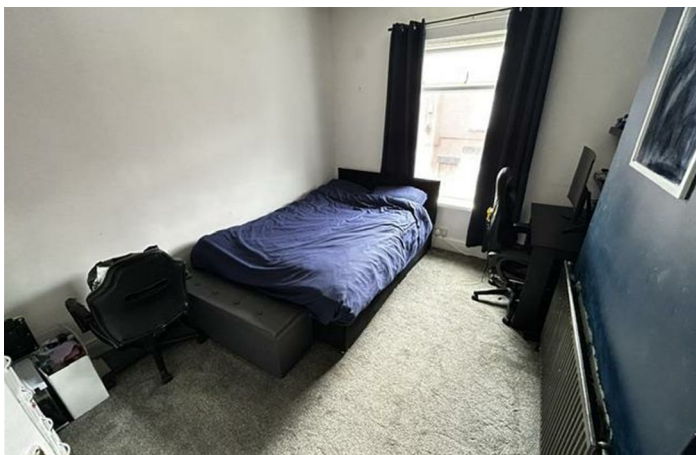
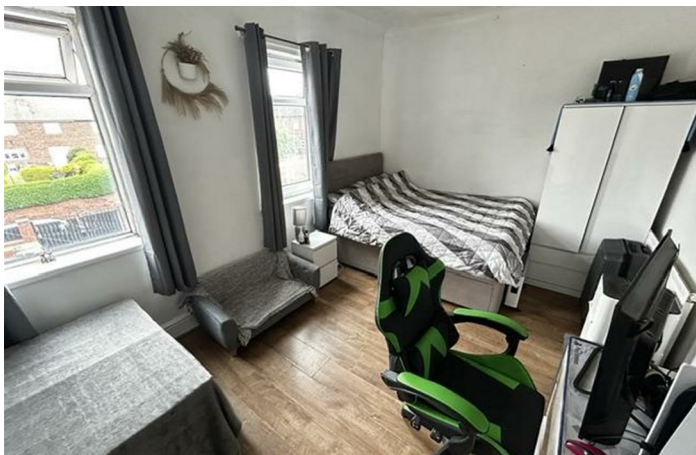
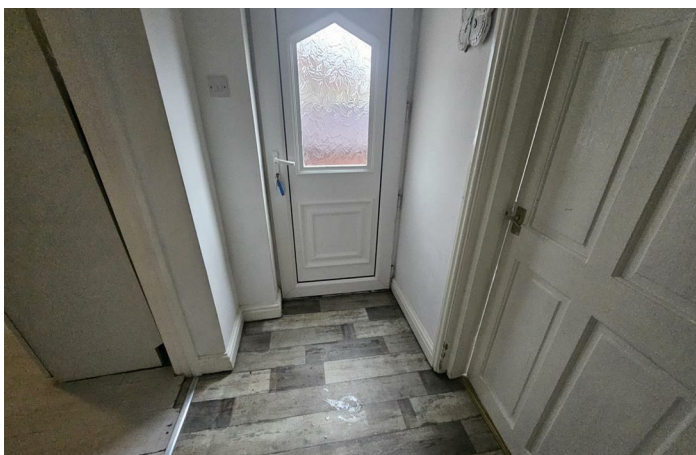
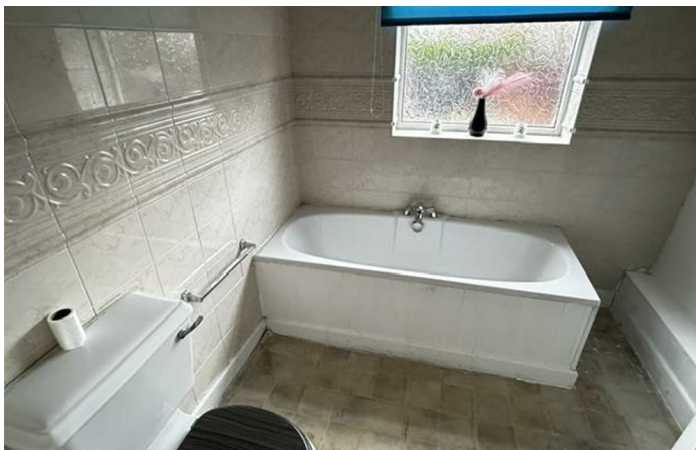
West Street

, Hemsworth WF9 4QN

- THREE BEDROOMS
- TWO BATHROOMS
- uPVC DOUBLE GLAZED
- TENANTED PROPERTY
- MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- COMBINATION BOILER
- EPC RATING D

Offers In The Region Of £117,000 Freehold





Location

GROUND FLOOR ACCOMMODATION

LOUNGE

12'11" * 12'2"

uPVC double glazed window to front elevation. Laminate wood effect flooring. Surround housing a modern electric fire with marble back and hearth.

INNER LOBBY

Stairs to first floor landing.

KITCHEN

12'11" * 12'8"

uPVC double glaze window to rear elevation. Range of wall and base units with square edged work surfaces. Space for range cooker. Single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine. Space for fridge/freezer. Single panelled central heating radiator. Doorway to cellar. Wall mounted combination boiler.

REAR ENTRANCE LOBBY

uPVC double glazed and panelled doorway to side elevation. Understairs storage cupboard.

BATHROOM

8'11" * 7'2"

uPVC double glazed window to rear elevation. Suite in white comprising of bath, low flush WC and hand wash pedestal basin. Single panelled central heating radiator. Tiles to splash back areas.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from inner lobby.

BEDROOM ONE

13'7" * 9'7"

uPVC double glazed window to rear elevation. Laminate wood effect flooring. Single panelled central heating radiator.

EN SUITE

8'11" * 2'8"

Suite in white comprising of low flush WC, hand wash pedestal basin and separate shower cubicle. Single panelled central heating radiator. Half tiling to walls, full to shower area.

BEDROOM TWO

12'2" * 9'10"

uPVC double glazed window to front rear elevation. Single panelled central heating radiator.

BEDROOM THREE

18'8" * 6'5"

uPVC double glazed window to front elevation. Single panelled central heating radiator.

OUTSIDE AND GARDENS

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

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. These particulars do not constitute part or all of an offer or contract. 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. 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. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then 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. 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.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier.
Heating is gas and supplied by Mains Supplier.

MOBILE COVERAGE

Current mobile coverage for indoors LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with fibre broadband available.



Local Authority Wakefield
Council Tax Band A
EPC Rating D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.