

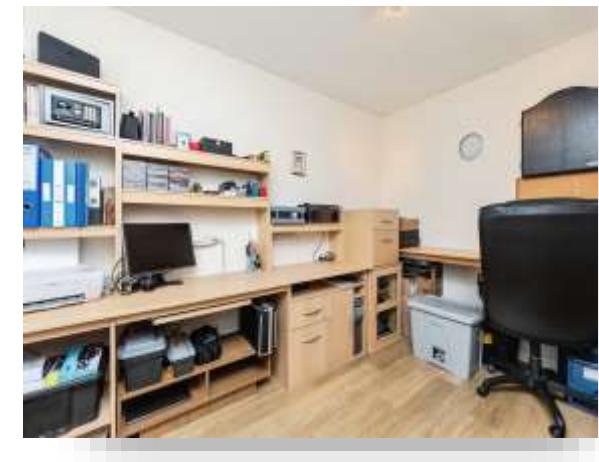


Lavender Court, Hemsworth Pontefract WF9 4LF

Welcome to

Lavender Court, Hemsworth Pontefract

Well-presented two-bedroom semi-detached true bungalow on a corner plot in a quiet cul-de-sac. Offered with no chain, the property features an entrance hall, lounge, fitted kitchen, two bedrooms and a shower room. Outside offers low-maintenance gardens to the front, side and rear with a driveway.



Entrance Hall

With a UPVC front entrance door, laminate flooring, two shelved storage cupboards and access to the loft.

Lounge

11' 3" x 12' 6" (3.43m x 3.81m)

With a UPVC double glazed window to the front, laminate flooring, wall mounted electric fire and a gas central heating radiator.

Kitchen

11' 9" x 8' 9" (3.58m x 2.67m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, extractor fan, a bowl and half stainless steel sink and drainer, integrated fridge freezer, cupboard housing the boiler, plumbing or washing machine, gas central heating radiator, rear door and a window to the rear.

Bedroom One

12' 6" x 9' 6" (3.81m x 2.90m)

With a window to the rear and a gas central heating radiator.

Bedroom Two

11' 2" x 8' 5" (3.40m x 2.57m)

With a window to the front, fitted in office furniture, laminate flooring and a gas central heating radiator.

Shower Room

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower, part tiled to walls, tiled flooring, extractor fan, gas central heating radiator and a window to the rear.

Front Garden

A pebbled garden to the front and side and a tarmac driveway.

Rear Garden

A low maintenance garden, very private, two gates to the side, patio seating area, garden shed with electric and light and a timber fence surround.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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Welcome to

Lavender Court, Hemsworth Pontefract

- Two Bedroom Semi-Detached Bungalow

- NO ONWARD CHAIN

- Corner Plot With Low Maintenance Gardens

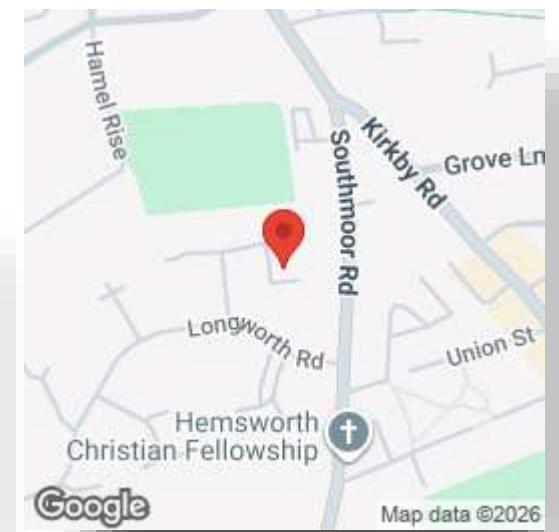
- Driveway

- Cul-De-Sac Position

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£170,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119358 - 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.

 william h brown



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