



2 Bed
House - Mid Terrace
located in Hemsworth

87 Victoria Street
Hemsworth
Pontefract
WF9 4BP



Offers over £95,000

Nestled on Victoria Street in Hemsworth, Pontefract, this delightful mid-terrace house offers a wonderful opportunity for both investors, first-time buyers and those seeking a cosy home.

Upon entering, you are welcomed into a spacious reception room, perfect for relaxing or entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The house features two well-proportioned bedrooms, providing ample space for rest and relaxation. Each room offers a blank canvas for personalisation, allowing you to create your ideal sanctuary.

The property includes a conveniently located bathroom, designed for both functionality and comfort. With its practical layout, this home is ideal for those looking to enjoy a low-maintenance lifestyle.

One of the standout features of this property is the vacant possession, allowing for a smooth transition into your new home without the hassle of waiting for previous occupants to vacate.

Victoria Street is located close to local amenities, schools, and parks. This house presents an excellent opportunity to embrace a comfortable lifestyle in a well-connected area.

In summary, this mid-terrace house on Victoria Street is a charming and practical choice for anyone looking to settle in Hemsworth. With its inviting reception room, two bedrooms, and convenient bathroom, it is ready to become your new home. Don't miss the chance to view this property and envision the possibilities it holds.

Living Room

14'4" x 13'2"

This inviting living room is a welcoming space with light-coloured flooring and walls painted in a soft tone. Natural light filters through a window, creating a bright and comfortable atmosphere. An internal door leads to the kitchen, and the front door opens directly into this room, providing a practical layout.

Kitchen

13'2" x 8'6"

The kitchen is fitted with light wood-effect cabinets complemented by dark work surfaces. Brown tiled splashbacks add warmth and contrast to the space. It includes a built-in oven and gas hob with an extractor hood above. The kitchen benefits from natural light through a window and a glazed door that opens to the rear, offering direct access outside. The flooring is tiled in a neutral shade, enhancing the practical feel of the room.

Stairs and Landing

The staircase leads off the kitchen area to a small landing with doors off to bedrooms.

Bedroom 1

14'4" x 13'2"

This bedroom offers a restful retreat with a striped carpet underfoot and plain white walls that create a calm atmosphere. A large window to the front aspect allows plenty of natural light. A radiator is positioned beneath the window, ensuring warmth throughout the seasons. The room's simplicity allows for versatile furnishing options.

Bedroom 2

13'2" x 8'5"

A second bedroom features a darker carpet and fresh white walls. Two windows to the rear aspect provide light and ventilation. The room is compact yet functional, ideal for use as a single bedroom or office space.

Bathroom

9'11" x 5'5"

The bathroom combines practical and tasteful elements, featuring a white bath with traditional taps and a matching pedestal wash basin. A low-level WC is positioned beside the bath. The walls show a mix of plain and patterned surfaces, with wood-effect splashbacks adding a touch of warmth.

Rear Garden

The rear garden is a paved, low-maintenance outdoor area enclosed by brick walls and wooden fencing. It provides a private space for outdoor activities or relaxing, with a gate leading out to the street and views overlooking a park, adding a pleasant outlook to the property.

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some



distance to view the property.

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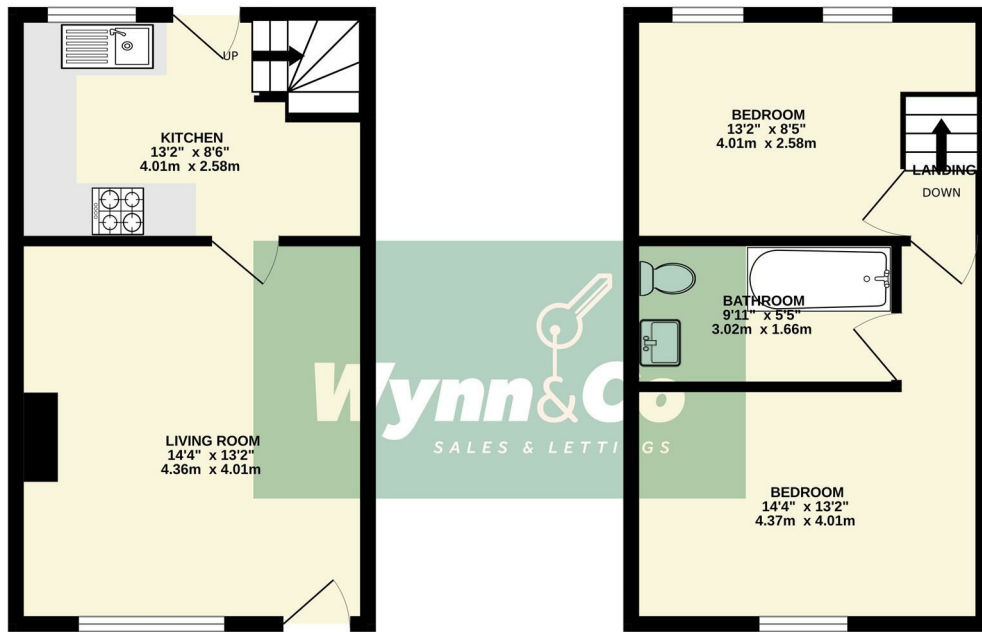




87 Victoria Street, Hemsworth, Pontefract, WF9 4BP

GROUND FLOOR
295 sq.ft. (27.5 sq.m.) approx.

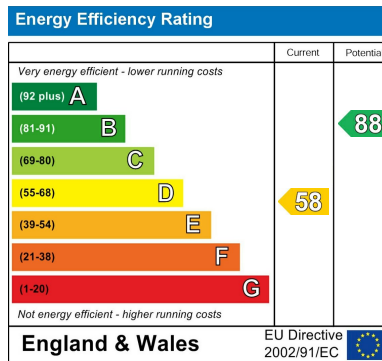
1ST FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TWO BEDROOM MID TERRACE HOUSE

TOTAL FLOOR AREA : 595 sq.ft. (55.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

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