



Lowfield Crescent, Hemsworth Pontefract WF9 4HY



welcome to

Lowfield Crescent, Hemsworth Pontefract

GUIDE PRICE £300,00-£320,000 Semi-detached dormer bungalow on a generous corner plot, offered with no onward chain. It includes a bright lounge, dining kitchen, two ground-floor bedrooms and a shower room, plus two first-floor bedrooms—one with an en suite and walk-in wardrobe.



Lounge

12' 1" x 16' 6" (3.68m x 5.03m)

With a window to the front, oak flooring and a gas central heating radiator.

Kitchen

24' 5" x 8' 4" (7.44m x 2.54m)

A fitted kitchen consisting of wall, base and drawer units with solid wood work surfaces over, gas hob, electric oven, extractor fan, Belfast sink, plumbing for washing machine, integrated dishwasher, solid oak flooring, space for fridge freezer, cupboard housing the boiler, spot lights to the ceiling and a window to the front and side.

Bedroom One

13' 3" x 9' 1" (4.04m x 2.77m)

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

Bedroom Two

11' 7" x 10' 8" (3.53m x 3.25m)

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

Bedroom Three

19' 5" x 10' 5" (5.92m x 3.17m)

With a window to the front, storage in eaves, spot lights to the ceiling and a gas central heating radiator.

Ensuite

A suite consisting of a low level lush WC, wash hand basin, shower cubicle with electric shower, tiled flooring, walk in wardrobe and a window to the side.

Bedroom Four

8' 9" x 7' 6" (2.67m x 2.29m)

With a sky light to the rear and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, fully tiled, gas central heating radiator and a window to the side.

Front Garden

A lawned garden to three sides, access through double gates and a concrete press double driveway.



view this property online williamhbrown.co.uk/Property/PON119453



welcome to

Lowfield Crescent, Hemsworth Pontefract

- Spacious four bedroom extended semi detached dormer bungalow on a generous corner plot
- No onward chain, with a bright lounge and dining kitchen
- Two large ground floor bedrooms
- Two first floor bedrooms, including one with en suite and walk in wardrobe
- Large detached double garage with upper floor, double driveway, and lawned gardens to three side

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

guide price



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PON119453](https://www.williamhbrown.co.uk/Property/PON119453)



Property Ref:
PON119453 - 0005

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.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)