



CROWN

ESTATE AGENTS

Union Street, Pontefract



£80,000



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Nestled in the heart of Hemsworth, Pontefract, this charming terraced house on Union Street offers a delightful opportunity for those seeking a comfortable and convenient home. With two well-proportioned bedrooms, this property is ideal for first time buyers or investors

Upon entering, you are welcomed into a spacious reception room that provides a perfect space for relaxation or entertaining guests. The layout is designed to maximise comfort and functionality, making it easy to create a warm and inviting atmosphere. The property features a well-appointed shower room, ensuring that all essential amenities are readily available.

The location of this home is particularly appealing, as it is situated within a vibrant community that boasts a range of local amenities, including shops, schools, and parks.

Whether you are a first-time buyer or seeking a rental opportunity, this home on Union Street is sure to meet your needs and exceed your expectations.



- No Upper chain
- Ideal investor or first time buyer property
- Lounge and dining kitchen
- rear hall and shower room
- Two double bedrooms
- Rear shared yard
- EPC Grade to follow
- Council Tax Band A
- Freehold

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Lounge

12'10" x 12'4" overall (3.92 x 3.77 overall)

A good size front facing room with modern composite external door into, central heating radiator, coved ceiling and stone effect fire surround. Archway to the

Kitchen/Diner

10'10" x 9'2" plus recess (3.32 x 2.80 plus recess)

Having a range of fitted units including base cupboards and drawers with laminate work surfaces over, inset 1.5 bowl stainless steel sink with mixer taps, fitted under oven and 4 ring hob with chimney hood over, wall cupboards and larder unit. Rear facing window, central heating radiator and plumbing for an automatic washing machine. Archway to the

Entrance Lobby

6'4" x 2'11" (1.95 x 0.89)

Having a modern composite door to the rear yard and access off to the

Shower Room

6'4" x 5'7" (1.94 x 1.71)

With suite comprising low level flush WC, Wash hand basin and shower cubicle with sliding glazed doors. Tiling to walls and floor, central heating radiator and opaque rear facing window.

First Floor Landing

Bedroom 1

12'10" x 10'4" plus robes (3.92 x 3.16 plus robes)

Good size front facing window with a range of fitted robes to one wall, two doors having mirror facings, central heating radiator and coved ceiling

Bedroom 2

10'11" x 9'2" (3.33 x 2.80)

A second double with rear facing window and with central heating radiator, coved ceiling, store off housing the gas fired central heating boiler and with loft ladder access to the roof void.

External

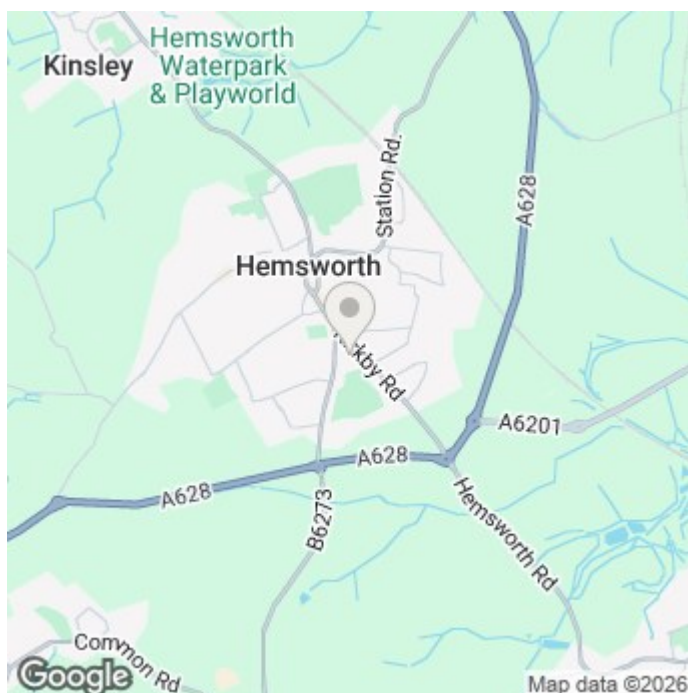
Rear yard area which is shared and has a garden shed.



Floor Plan



TOTAL FLOOR AREA: 632 sq ft. (58.4 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual wall-to-wall, room and other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The property, together with its fixtures, fittings and contents, shall be shown as is and no guarantee is made with respect to the accuracy of the floorplan.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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