

Victoria Street, Pontefract

£750 Per Calendar Month

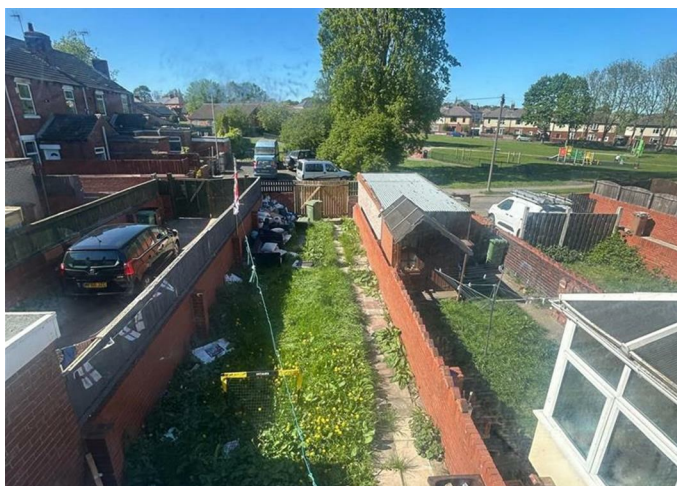
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Victoria Street is in the popular town of Hemsworth, Pontefract. The property is ideal for small families, couples, or individuals seeking a peaceful retreat. This prime location is situated close to local schools, making it an excellent choice for families with children. Additionally, the nearby motorway links ensure easy access to surrounding areas, enhancing your commuting experience.



- AVAILABLE Immediately
- Good Sized Lounge
- MODERN Kitchen Diner
- Two First Floor Bedrooms
- First Floor bathroom with three piece suite
- Good sized rear garden
- Street Parking
- EPC Grade C
- Council Tax Band A

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

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

Lounge

13'8" x 12'1" (4.17 x 3.69)

Accessed through the door from the main street, into the large lounge with window facing to the front and a single radiator. The room is ready for your personal touch to update the feature wall on the chimney breast.

Kitchen Diner

13'8" x 13'1" (4.17 x 4.01)

The modern grey sleek kitchen has a range of base and wall units with laminate upstand. There is a single composite sink drainer with mixer tap. Plumbing is ready for a washing machine along with a ceramic electric hob with built in oven and chimney extractor hood. There is a single radiator and window facing to the rear of the property. The room has a very on trend pantry store off.

Landing

Providing access to the upper floor and the loft.

Bedroom One

13'8" x 11'11" (4.19 x 3.65)

The main bedroom is given a neutral makeover with space for an oversized bed and still a place for your night stand. There is a single radiator and the window faces out to the front of the property.

Bedroom Two

13'3" x 7'4" (4.05 x 2.26)

This room comes with built in cupboards and still ample space for a double bed. This room would make the perfect children's sleep and playroom.

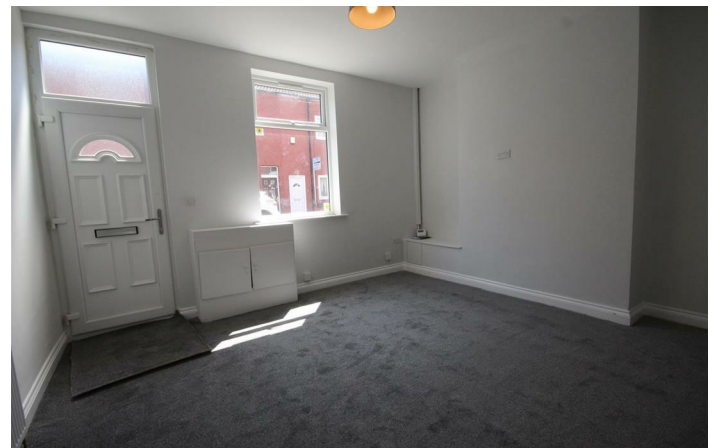
Family Bathroom

9'9" x 5'10" (2.98 x 1.79)

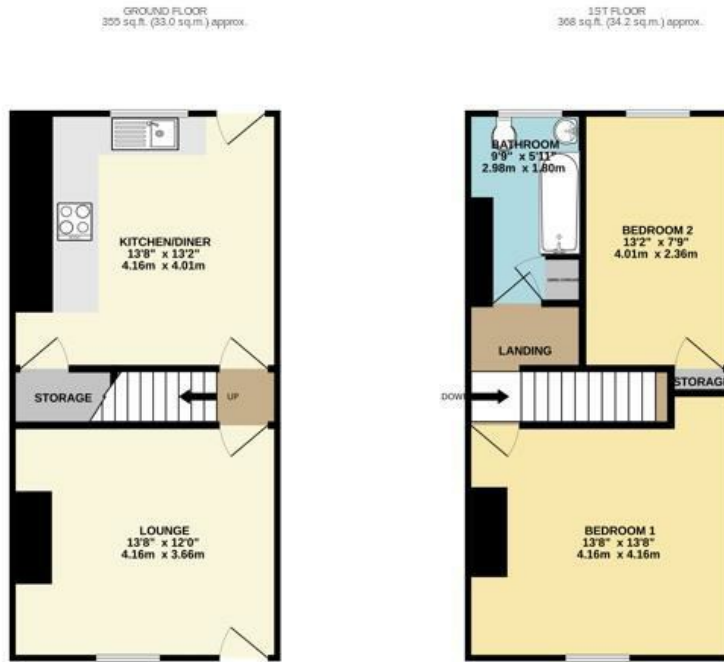
The bathroom suite consists of a low flush wc, wash hand basin and panelled bath with shower over. There is a tiled surround and a glazed shower screen. The chrome heated towel rail adds to the touch of homeliness and there is an airing cupboard housing the central heating boiler where you can keep your fluffy towels warm.

Rear Elevation

The rear of the property is an opportunity for a number of options. Currently with a paved area and grass leading down to double gates which open and have access to a public park with children's play area.



Floor Plan



TOTAL FLOOR AREA: 723 sq.ft. (67.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, ceilings and any other items are approximate and are not intended to be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency nor to their age.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	
(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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