



Springvale Rise, Hemsworth Pontefract WF9 5HY

welcome to Springvale Rise, Hemsworth Pontefract

- ***Internal Images Coming soon***
- Two Bedroom Semi-Detached Bungalow
- Tandem Driveway & Garage
- Separate Dining Room
- Elevated Views To The Rear

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

£180,000

A well kept two bedroom semi detached home in a popular Hemsworth location, offering elevated rear views, a detached garage and a generous driveway. The property features low maintenance front gardens and a private, well stocked rear garden.



Lounge

15' 6" x 10' 9" (4.72m x 3.28m)

Dining Room

10' 6" x 9' 8" (3.20m x 2.95m)

Kitchen

12' 2" x 9' 2" (3.71m x 2.79m)

Bedroom One

11' 3" x 11' 3" (3.43m x 3.43m)

Bedroom Two

8' 8" x 8' 6" (2.64m x 2.59m)

Bathroom

Front Garden

Rear Garden

Garage

view this property online williamhbrown.co.uk/Property/PON119462



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.

Property Ref:
PON119462 - 0002

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