



CROWN

ESTATE AGENTS

Close Street, Hemsworth



£700 Per Calendar Month



2



1



2



68

Crown Estate Agents are proud to present this two bed mid terraced home, located within the popular area of Hemsworth. Situated close to local amenities including shops, schools and supermarkets. Public transport links are within easy reach along with motorway networks.



- Good Sized Reception Rooms
- Kitchen And Dining Room
- Large Master Bedroom
- Family Bathroom
- Front And Rear Garden
- Off Street Parking To The Rear with On Street Parking To The Front
- Gas Central Heating
- Council Tax Band A
- EPC Grade D

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**

Living Room

15'3" x 12'0" (4.65m x 3.66m)

A spacious living area comprising of a central heating radiator and UPVC double glazed window to the front aspect, as well as a fireplace with ornamental surround, coved ceiling and a staircase leading to the 1st floor landing.

Dining Room

12'10" x 12'0" (3.91m x 3.66m)

Following on from the lounge, you are greeted by a airy dining area which comprises of a picture window to the rear aspect of the property, a storage cupboard, a central heating radiator and tiled flooring.

Kitchen

9'9 x 7'4 (2.97m x 2.24m)

A bright kitchen area which involves a single sink drainer, fitted work surfaces with drawers and cupboards. a wall mounted gas boiler and plumbing for a washing machine, free standing electric cooker with tiled surround, a picture window to the rear aspect of the property, tiled flooring and an exit door to the rear garden.

Landing

To the first floor, you are greeted by a landing area which comprises of a central heating radiator and access to the loft.

Bedroom One

12'6 x 11'11 (3.81m x 3.63m)

Double bedroom with storage cupboard, central heating radiator, coved ceiling, and UPVC double glazed window to the front aspect.

Bedroom two

12'10 x 6'0 (3.91m x 1.83m)

UPVC double glazed window, coved ceiling and a central heating radiator.

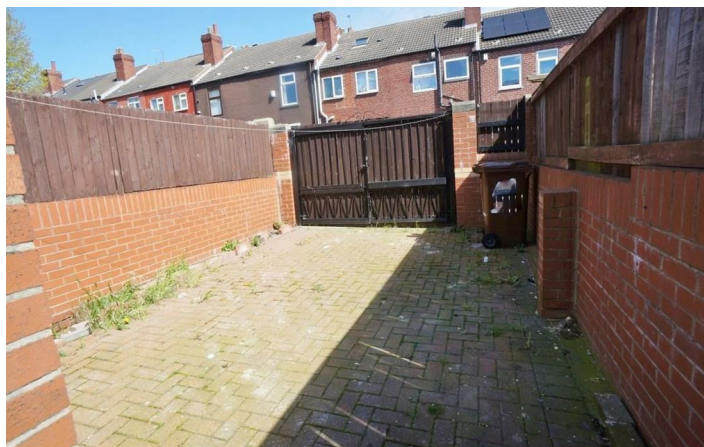
Family Bathroom

9'9 x 5'7 (2.97m x 1.70m)

UPVC double glazed window and a central heating radiator. White suite comprising of a pedestal hand wash basin, low flush WC and rectangular panelled bath with power shower over and glass screen. Part tiled walls and storage cupboard.

Enclosed Rear Yard

Double wrought iron gates for car access and a small garden area with off street parking.

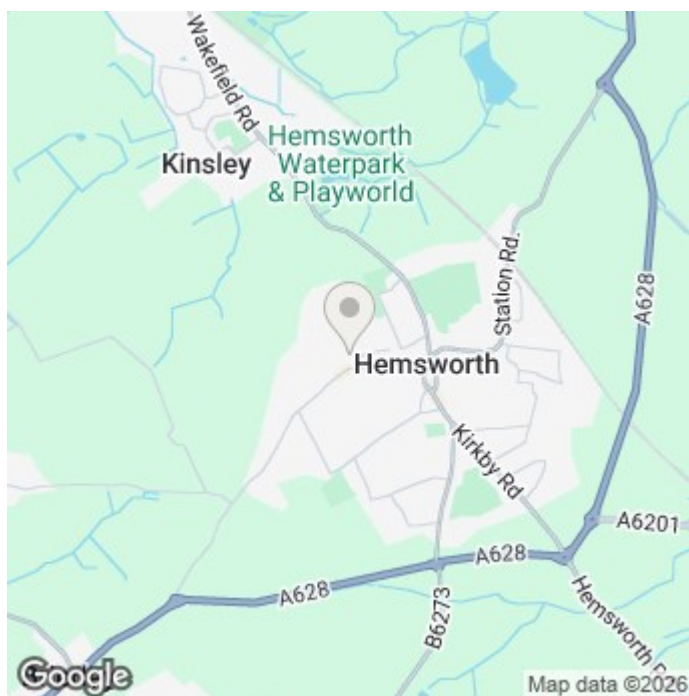


Floor Plan



TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the figures contained herein, 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 is given for their operation or efficiency can be given. Made with Intoplan 12003



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		
	68	87
England & Wales	EU Directive 2002/91/EC 	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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