

## Close Street, Pontefract



**£120,000**



Nestled in the charming area of Close Street, Hemsworth, Pontefract, this delightful terraced house presents an ideal opportunity for first-time buyers seeking a well-presented home. The property boasts a modern kitchen equipped with fitted appliances, perfect for those who enjoy cooking and entertaining. The spacious lounge offers a comfortable space for relaxation and social gatherings.

This lovely home features two generously sized bedrooms, providing ample space for rest and personalisation. Additionally, the property includes a utility room and a cellar that can be used as a playroom or extra storage, catering to various lifestyle needs.

The enclosed rear yard offers a private outdoor space, ideal for enjoying the fresh air or hosting small gatherings. The location is particularly advantageous, as it is well-placed for access to supermarkets, local shops, and schools, making daily errands and family life convenient.

In summary, this terraced house on Close Street is a fantastic choice for those looking to step onto the property ladder, combining modern living with practicality in a vibrant community. Don't miss the chance to make this charming residence your new home.



- Great property for first time buyers
- Well placed for supermarket, local shops and schools
- Good size lounge
- Dining Kitchen with fitted oven and hob and integrated fridge
- Utility room with integrated freezer and washing machine. Cellar storage/playroom
- Two good size bedrooms
- House bathroom with modern white suite
- Council Tax Band A
- EPC Grade C 74
- Freehold

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

### Lounge

12'8" x 11'5" (3.88 x 3.48)

A lovely size living space with ample natural light from the front facing window and having a central heating radiator, laminate flooring and ornamental fire recess to the chimney breast.

### Dining Kitchen

12'7" x 12'6" (3.85 x 3.82)

With ample space for dining and fitted with a range of modern units including base cupboards and drawers with laminate work surfaces over having tiled splashbacks, inset single drainer stainless steel sink with mixer taps over, fitted 4 ring gas hob with hood over and electric under oven, fitted wall cupboards. Integrated fridge, inset ceiling lights, laminate flooring, central heating radiator and rear facing window. Access off to the useful

### Cellar

12'5" x 11'2" (3.79 x 3.41)

Great space for storage or useful as a playroom as it has a central heating radiator.

### Utility Room

10'7" x 3'3", 9'8" (3.25 x 1.30)

Fitted with a range of units matching the kitchen and with work surfaces and integrated washing machine and freezer. Window to the side, tiled splash backs, central heating radiator and external door to the rear yard.

### First Floor Landing

With loft ladder to the boarded and lit roof void.

### Bedroom 1

12'8" x 11'5" (3.88 x 3.49)

Great size double bedroom with front facing window, central heating radiator and cupboard off.

### Bedroom 2

12'5" x 5'10" (3.79 x 1.79)

Large single bedroom with rear facing window and central heating radiator.

### Family Bathroom

9'5" x 6'0" overall (2.89 x 1.84 overall)

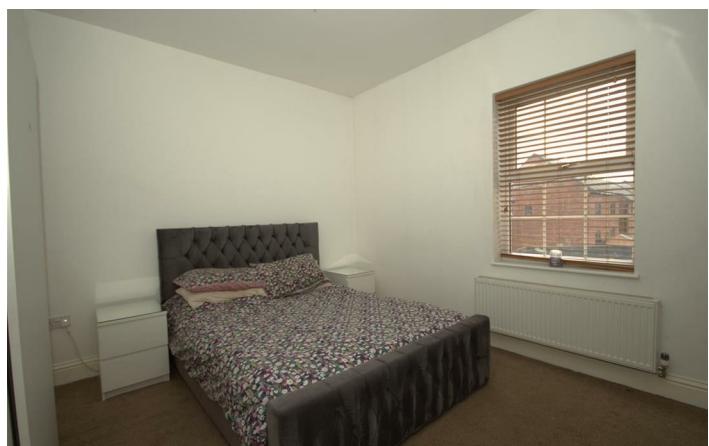
Well presented with a modern suite in white of panelled bath with mixer shower and screen over, pedestal wash hand basin and low level flush WC. Heated towel warmer, rear facing opaque window and tiling to walls together with integral ceiling lighting.

### External

To the front, the property adjoins the footway. The rear has an enclosed concrete paved yard.

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

## Floor Plan



TOTAL FLOOR AREA: 977 sq ft. (90.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for guidance only and should not be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>	74	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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