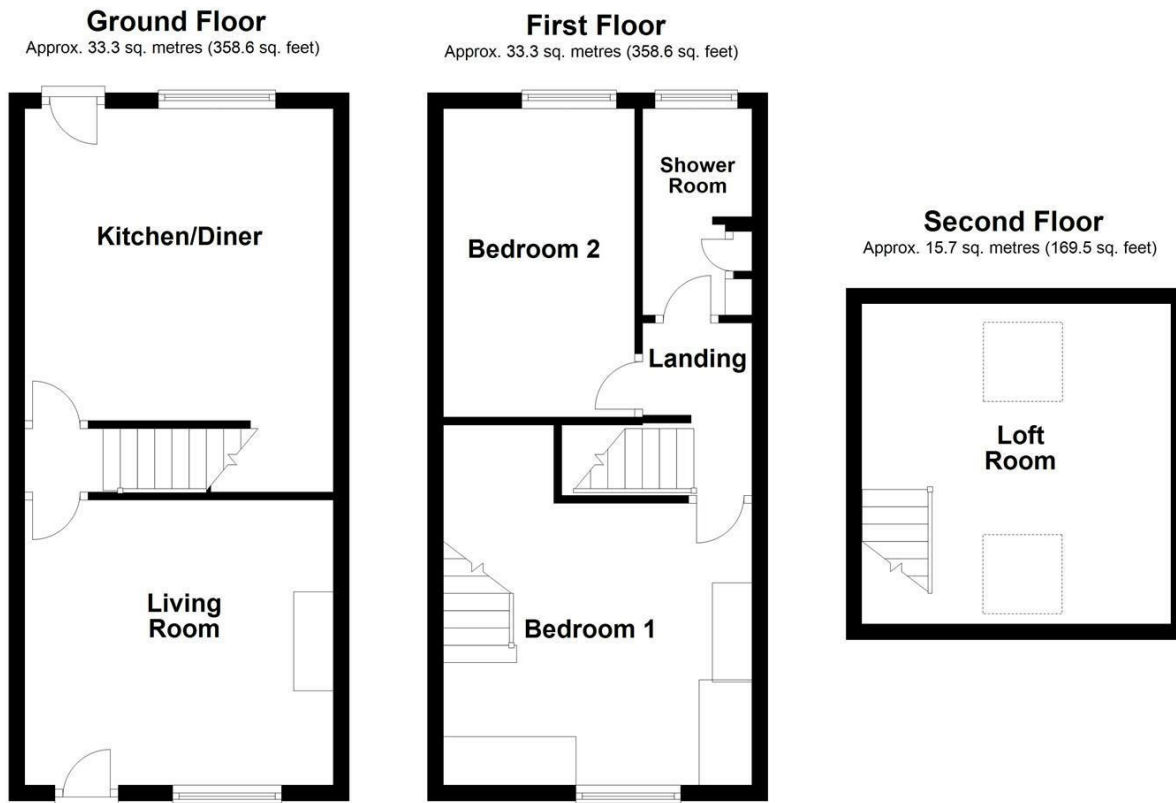
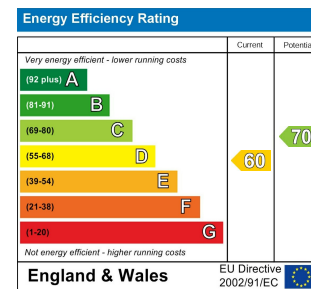




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



Total area: approx. 82.4 sq. metres (886.8 sq. feet)



IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
 Pontefract & Castleford office 01977 798844
 Ossett & Horbury offices 01924 266555
 and Normanton office 01924 899870.
 Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



22 Close Street, Hemsworth, Pontefract, WF9 4QP

For Sale Freehold Chain Free £100,000

Situated in Hemsworth is this two bedroom mid terrace property which requires a slight degree of modernisation however benefits from UPVC double glazing and a low maintenance rear garden.

The property briefly comprises of a living room, hallway and kitchen/diner to the ground floor. The first floor landing leads to two bedrooms and the house bathroom/w.c. Bedroom one also provides access to the loft room via stairs. Outside to there is off street parking to the front. Whilst to the rear, a concrete and paved courtyard, perfect for outdoor and entertaining, enclosed by walls and timber fencing.

Hemsworth make an ideal location for a range of buyers as it is aptly placed for local amenities such as shops and schools. Main bus routes run to and from Pontefract and Wakefield, as well as the M62 motorway for those who look to commute further afield. Hemsworth Water Park is also only a short walk away.

Only a full internal inspection will reveal all this property has to offer and an early viewing comes highly advised to avoid disappointment.



ACCOMMODATION

LIVING ROOM

12'11" x 12'0" [3.94m x 3.67m]

UPVC double glazed front entrance door leads into the living room, which features a UPVC double glazed window to the front elevation, an electric fire, coving to the ceiling, and a door providing access into the inner hallway.



KITCHEN DINER

13'3" x 16'0" [max] x 12'10" [min] [4.05m x 4.89m [max] x 3.93m [min]]

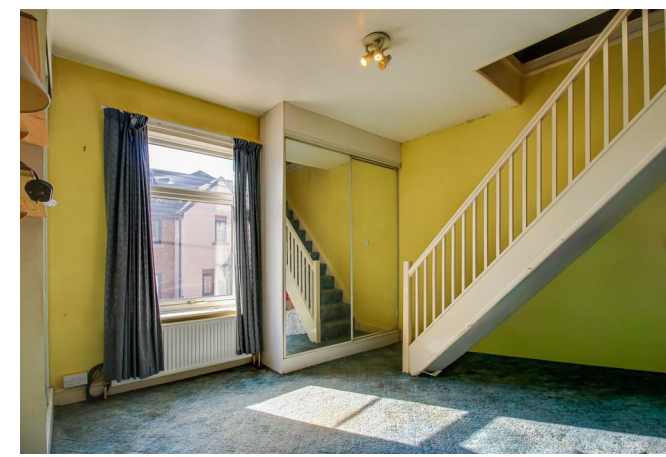
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. There is a UPVC double glazed window overlooking the rear aspect, along with a UPVC double glazed door and frosted glazed panel above leading out to the

rear yard. The kitchen also benefits from plumbing and drainage for a washing machine, space for a dryer, a freestanding cooker with oven and grill, and space for a large freestanding fridge freezer. Additional features include coving to the ceiling and a dado rail.

BEDROOM ONE

12'0" x 13'3" [3.68m x 4.06m]

With a recess under the stairs, this room benefits from two double fitted wardrobes with mirrored sliding doors to two walls, a UPVC double glazed window to the front elevation, a central heating radiator, inset ceiling spotlights, and a staircase with handrail leading up to the occasional loft room.



LOFT ROOM

13'3" x 13'2" [4.05m x 4.03m]

Including two timber double glazed Velux windows (one to the front and one to the rear elevation), inset ceiling spotlights, a central heating radiator, loft access, and a small door providing access to the eaves.



BEDROOM TWO

12'11" x 9'3" [max] x 8'3" [min] [3.94m x 2.84m [max] x 2.54m [min]]

Includes a UPVC double glazed window to the rear elevation and a central heating radiator.



SHOWER ROOM

9'11" x 4'7" [3.04m x 1.40m]

Comprising a three piece suite including an enclosed shower

cubicle with glass door and electric shower, low flush WC, and pedestal wash basin with mixer tap. Additional features include partially tiled walls, a UPVC double glazed frosted window to the rear elevation, coving to the ceiling, a central heating radiator, inset spotlights, and two storage cupboards housing the combi condensing boiler.



OUTSIDE

To the front of the property there is on street parking available on a first come, first served basis. To the rear, there is an enclosed yard with a concrete floor, solid boundary walls, and a timber gate providing access to the rear street. There is also a brick built outbuilding with a timber door, an external water supply beneath the kitchen window, and an outside light.



COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.