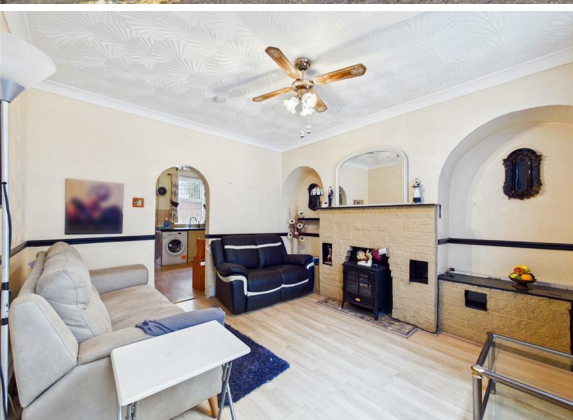




2 Bed
House - Terraced
located in
Pontefract

£80,000



enfields

Union Street
Hemsworth
Pontefract
WF9 4AP



2



1



1



Lead In

Situated in the heart of Hemsworth town centre, this two-bedroom mid-terrace property presents a fantastic opportunity for a purchaser looking for a renovation project with the potential to create a lovely home or investment.

The property requires a full programme of renovation and modernisation throughout, offering the next owner the opportunity to put their own stamp on the property and potentially add significant value.

The accommodation comprises an entrance leading into the lounge, with a separate kitchen and ground-floor bathroom. To the first floor are two good-sized bedrooms.

Externally, the property benefits from a rear yard and on-street parking.

The location is a particular highlight, being within easy reach of Hemsworth town centre and its excellent range of everyday amenities, including supermarkets, shops, restaurants, the post office and the local bus station. Hemsworth Bus Station provides services towards Pontefract, Barnsley, Wakefield and surrounding areas. (WY Metro)

With excellent road and public transport connections towards Pontefract, Barnsley, Wakefield and Doncaster, and Fitzwilliam railway station nearby providing further rail connections, the property is ideally positioned for commuters.

This property would suit a wide range of buyers, including first-time buyers looking for a project, builders and developers, or investors seeking a property with scope to improve and add value.

An excellent opportunity in a convenient town-centre location, where the renovation work allows the successful purchaser to create a property tailored to their own requirements.

Living Room

10'8" x 12'9"

Access to the kitchen. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen

9'1" x 10'10"

Access to shower room, living room and stairs leading to the first floor. A range of high and low level kitchen units with integrated oven and extractor fan. Plumbing for washing machine. One and half bowl sink with drainer and chrome mixer tap. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Hallway

6'5" x 2'11"

Side UPVC door giving access to the yard. Wood effect flooring.

Shower Room

6'4" x 5'8"

White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Partially tiled walls. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear aspect.



Landing

2'9" x 3'2"

Access to both bedrooms.

Bedroom One

10'2" x 12'8"

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Two

9'2" x 10'10"

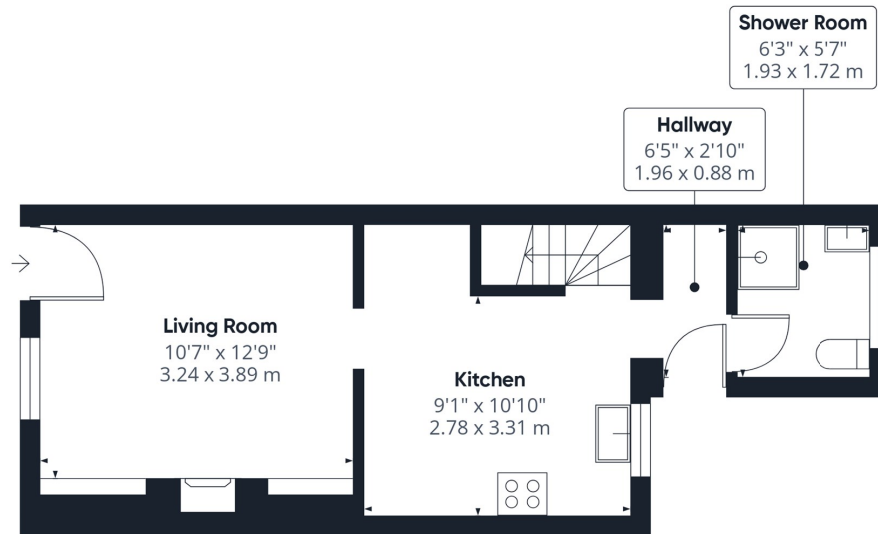
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

External

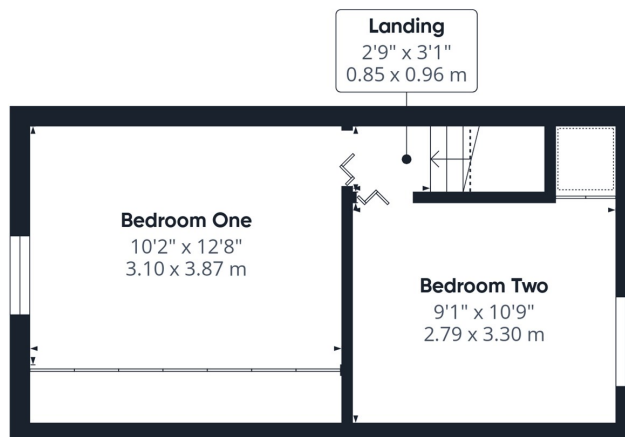
To the front, the property is approached directly from the pavement and features a traditional mid-terrace façade with a front entrance door and ground-floor window. On-street parking is available along the road.

To the rear, the property benefits from a low-maintenance yard, predominantly paved and providing space for outdoor seating. The rear elevation also incorporates a single-storey extension with external access to the property.





Floor 0



Floor 1



Approximate total area⁽¹⁾

606 ft²
56.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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		
England & Wales	EU Directive 2002/91/EC	

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