



2 Bed
House - Terraced
located in
Pontefract

Offers Over £78,500



LOGIC
REAL ESTATE

Pontefract Terrace
Hemsworth
Pontefract
WF9 4AW



Located in the sought-after village of Hemsworth, this well-presented two-bedroom terrace home is an excellent opportunity for a range of buyers, including first-time buyers or investors looking to benefit from the strong rental demand in the area. With local shops, restaurants, and supermarkets nearby, this property offers both convenience and a great community feel. The home is ready to move into, featuring a modern kitchen and bathroom, as well as neutral décor throughout, making it easy to add your own personal touch. The spacious living areas provide a comfortable space to relax, while the two good-sized bedrooms offer plenty of flexibility.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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to the rear elevation. A modern fitted kitchen with wall and base units, complementary work surfaces over. space for a fridge freezer. Space for a cooker. Stairs lead to the first floor and a door will lead to the rear entrance and utility room. Wall mounted boiler. Storage cupboard. Rear entrance UPVC double glazed door to the garden Plumbing for a washing machine. Access door into the bathroom and Utility area With Plumbing for a washing machine and a worksurface Bathroom Bath sink and toilet, UPVC double glazed window to the rear elevation. central heated radiator. First floor landing Access to both double bedrooms Bedroom one UPVC double glazed window to the front elevation, gas central heated radiator. Bedroom Two UPVC double glazed window to the rear elevation, gas central heated radiator. Storage cupboard.

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Approximate total area⁽¹⁾

377.71 ft²
35.09 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAFFI 360

Floor 0

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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