



## 2 bed terraced house to buy in

Victoria Street, Hemsworth, Pontefract,  
West Yorkshire, WF9 4BP

**£69,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being sold via Secure Sale, Terms and Conditions Apply
- ✓ Two Bedrooms
- ✓ Terraced House
- ✓ Generous Living Accommodation
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Offered for sale is this spacious two bedroom mid terrace property situated within the popular WF9 postcode. Offering fantastic potential throughout, the property presents an excellent opportunity for investors, developers or buyers looking to create a home to their own taste and specification.

Offering generous living accommodation throughout, the property briefly comprises of a spacious lounge, kitchen, two well proportioned bedrooms and a bathroom suite. Externally, the property benefits from enclosed outdoor space.

Ideally positioned close to a range of local amenities including shops, supermarkets, schools and transport links, the property is well placed for access to nearby towns including Pontefract and Wakefield, together with easy access to the A1 and M62 motorway networks making it ideal for commuters.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £69,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Coalfield or mining area: No

Listed property: No

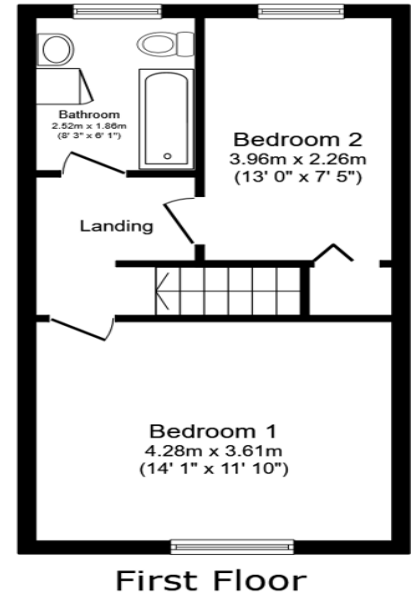
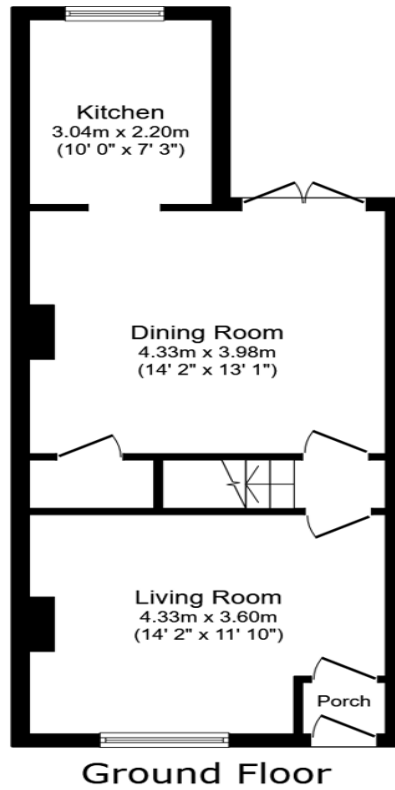
Heating: Gas

Electric: National Grid

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No



Total floor area: 80.6 sq.m. (868 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Victoria Street, Hemsworth, Pontefract, West Yorkshire, WF9 4BP

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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