

whitegates



Chiltern Court, Hemsworth, WF9



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EPC

D

Asking Price: £245,000

Freehold



- Two bedroom semi-detached bungalow
- Immaculate move in ready condition
- Solid wood Shaker style kitchen with dining area
- Integrated appliances in the kitchen
- Lounge with large feature window, radiator, fibre broadband connections
- Master bedroom with beautiful bespoke Shaker style fitted furniture
- Second bedroom currently used as an office/hobby room which is also fitted with bespoke Shaker style units
- Landscaped gardens to front and back, both with well stocked borders
- Rear garden is South facing with plenty of privacy
- Tarmacadam drive providing ample off street parking with additional single detached garage fitted with electric door

Council Tax Band: B

For sale in Hemsworth, Pontefract, this immaculate two-bedroom semi-detached bungalow that offers a well-appointed kitchen with dining area, light lounge, modern bathroom, versatile second bedroom, ample storage including a boarded loft, driveway with freestanding garage, and landscaped front and rear gardens within easy reach of local amenities and transport links.

Whitegates are delighted to offer for sale this immaculately presented move-in ready two bedroomed semi detached bungalow in Hemsworth, Pontefract.

A comprehensive list of improvements has been completed by the current owner giving the property a contemporary, light and airy feel throughout.



The property is accessed by a Solidor composite door with double glazing replacement windows throughout. There is a well appointed solid wood shaker style kitchen providing ample base and wall cupboards with complimentary work surfaces and downlighters. Integrated appliances, granite sink and stainless steel mixer tap. A useful storage cupboard houses the combi gas central heating boiler.

The lounge has a contemporary light airy feel with a large feature window, while the decor contributes to a cosy atmosphere. There are broadband connection points, wooden flooring and space for a large sofa.

The bathroom is fully tiled with a contemporary three piece suite consisting of toilet, bath with shower over and vanity unit with sink providing storage. There is a heated towel rail.

The master bedroom has bespoke fitted furniture providing ample storage with drawers and bedside units. The units are also contemporary shaker style. The second bedroom has versatility and is currently used as an office/hobby room. It has matching bespoke fitted furniture giving a comfortable relaxing atmosphere.



Externally, there is a South facing landscaped garden with Indian stone patios, re-turfed lawn and well stocked borders. The garden is not overlooked giving plenty of privacy. the front garden has also been landscaped with re-turfed lawn and well stocked borders. The long tarmacadam driveway provides off street parking for multiple vehicles. There is a single detached garage fitted with an electric garage door. Roof has been boarded out for extra storage. Externally, there is an outside water tap and power socket.

"Hemsworth provides everyday amenities including doctors, dentists, chemists, supermarkets, petrol stations, post office and recreational facilities including Nostell Priory, Hemsworth Water Park and Fitzwilliam Country Park, . It is easily accessible to Pontefract, Castleford (including Junction 32 outlet), Barnsley and Wakefield and is within easy reach of motorways if needing to travel further afield. The area is served by Fitzwilliam and Featherstone railway stations, offering routes to Leeds, Wakefield and Doncaster. Bus services operate through Hemsworth connecting to Pontefract and surrounding towns.

The property falls within Council Tax Band B, and has an EPC rating of D. It is the practical option for buyers who are looking for an immaculate move-in ready bungalow in this part of West Yorkshire".



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

