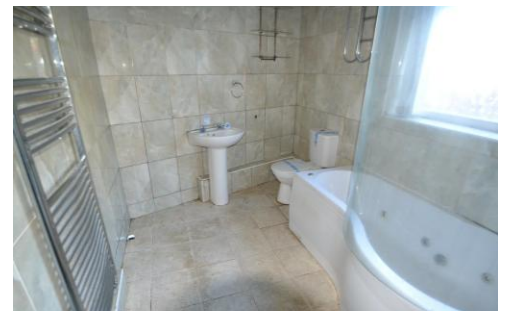




# MOVE MAKER

Sales • Lettings • Property Management



**91 Victoria Street**

Hemsworth, Pontefract, , WF9 4BP

**Asking Price Of £50,000**

## Property Features

---

- End Terrace House
- Spacious Lounge
- Breakfast Kitchen
- Modern Cream Gloss Kitchen Units
- Ground Floor Bathroom
- Cash Offers Only
- White 3 Piece Bathroom With Jacuzzi Bath
- 3 Bedrooms / Spacious 2nd Landing
- Loft Fully Boarded With Light / Power

## Full Description

---

### FRONT

From the pavement up to the front entrance door

### ENTRANCE

Composite and glazed entrance door leads in to the lounge.

### LOUNGE

18' x 13' 07" (5.49m x 4.14m)

In contrasting neutral shades with dividing dado and ornate coving to ceiling. Adams style fire surround having electric pebble fire surmounted on a conglomerate marble hearth and interior. Two central heating radiators. Upvc double glazed window to the front aspect. Open door way leads in to the kitchen



### BREAKFAST KITCHEN

12' 08" x 14' 02" (3.86m x 4.32m)

In neutral shades and having an extensive range of wall and base units in a modern gloss finish. Rolled edge work surface with coordinating upstands and splash backs. Stainless steel 1 1/2 bowl sink unit with mixer tap. Integral fridge freezer and dish washer. Tiled inle nook style recess having built in Bosch stainless steel electric oven with four ring ceramic hob. Plumb / space for automatic washing machine. Open door in to under stairs store cupboard. Open door in to ground floor bathroom / wc. Open archway with stairs to first floor. Upvc double glazed window and stable style door to the rear aspect.



ADDITIONAL KITCHEN PHOTO



ADDITIONAL KITCHEN PHOTO



GROUND FLOOR BATHROOM / W.C  
9' x 7' 03" (2.74m x 2.21m)

Larger than average bathroom having a three piece suite in white incorporating 'P' shaped jacuzzi bath with curved shower screen. Fully tiled to all walls with coordinating floor tiles. Upvc cladding to ceiling having nine chrome spot down lights. Chrome towel rail / radiator. Upvc obscured double glazed window to the rear aspect



STAIRS / LANDING

Decorated in neutral shades and having returned staircase with spindled balustrade to first floor. Upvc double glazed landing side window. Open doorway to all bedrooms.



BEDROOM 1

14' 01" x 8' 02" (4.29m x 2.49m)

In contrasting neutral styles with ornate coving to ceiling. Central heating radiator. Upvc double glazed window overlooking the front aspect.

BEDROOM 2

14' 01" x 8' 02" (4.29m x 2.49m)

In neutral shades with coving to ceiling. Central heating radiator. Upvc double glazed window overlooking the rear aspect

### BEDROOM 3

11' 05" x 7' 02" (3.48m x 2.18m)

In neutral shades with coving to ceiling. Central heating radiator. Upvc double glazed window overlooking the rear aspect

### ADDITIONAL LANDING AREA

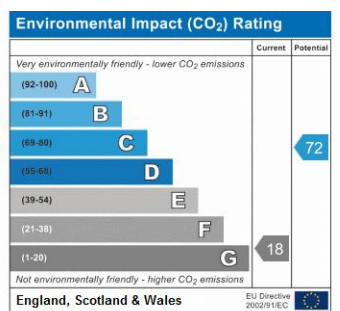
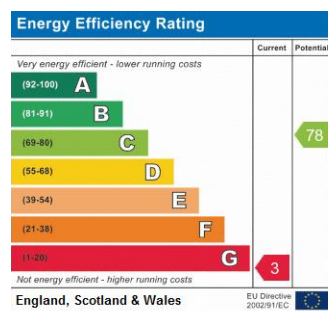
10' 03" x 5' (3.12m x 1.52m)

In neutral shades with coving to ceiling. Upvc double glazed window to the side aspect. Central heating radiator. Timber steps to the attic room. Currently used as a fourth bedroom

### ATTIC SPACE

Fully boarded out and decorated in contrasting shades. Having power, light and central heating radiator. Upvc double glazed window to the side aspect.





Address:  
91 Victoria St



33 Barnsley Road  
South Elmsall  
Pontefract  
West Yorkshire  
WF9 2RN

[www.zoopla.co.uk](http://www.zoopla.co.uk)  
[move\\_maker@btinternet.com](mailto:move_maker@btinternet.com)  
01977 608484

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