



Hyman Walk, South Elmsall Pontefract WF9 2TR

Welcome to

Hyman Walk, South Elmsall Pontefract

A two-bedroom semi-detached bungalow on Hyman Walk, offered with NO CHAIN and easy one-level living. Inside, there's a lounge, kitchen, two bedrooms, a shower room and a useful rear porch. Outside, enjoy a front lawn and a private, well-stocked rear garden, plus on-street parking to the rear.



Entrance Hall

Lounge

14' 6" x 10' 9" (4.42m x 3.28m)

Kitchen

12' 2" x 9' 9" (3.71m x 2.97m)

Rear Entrance

8' 3" x 5' 9" (2.51m x 1.75m)

Bedroom One

11' 7" x 11' 2" (3.53m x 3.40m)

Bedroom Two

10' 8" x 8' 6" (3.25m x 2.59m)

Shower Room

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Hyman Walk, South Elmsall Pontefract

- Two Bedroom Semi-Detached Bungalow
- Decent size Lounge And Kitchen
- Rear Entrance porch
- Shower Room
- Garden To Front And Rear

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON120054 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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