

33 7 West Street, Hemsworth, Pontefract WF9 4QN

GUIDE PRICE: £40,000–£45,000

RESIDENTIAL INVESTMENT

- Two bedroom inner terrace
- Let at £375 per calendar month (£4,500 per annum)
- Gas fired central heating
- uPVC double glazing
- Convenient letting area

Ground Floor

Sitting Room 4.03m × 3.69m

Inner Lobby

Dining Kitchen 4.03m × 3.93m

Bathroom/WC 2.78m × 1.83m

Outside

Enclosed rear yard

First Floor

Bedroom One 4.03m × 3.69m

Bedroom Two 3.70m × 2.10m

EPC Rating D

The full Energy Performance Certificate is available via our website

Tenancy Details

The property is let by way of a six month Assured Shorthold Tenancy commencing 28 May 2011 at £375 per month

SOLICITORS Moxon & Barker LLP,
The Law Chambers, Belks Court,
Pontefract WF8 1DF (Ref: Mr M
Scott)

VIEWING External inspection only

