

Benjamin Lee

From: Stephen Hoyle <sch3420@gmail.com>
Sent: 19 September 2026 11:50
To: Benjamin Lee
Subject: Re: [EXTERNAL] Re: 6 York Street Brochure, V2

Hi Benjamin,
That's good thanks.
Stephen Hoyle

On Sat, 19 Sept 2026, 09:10 Benjamin Lee, <Benjamin.Lee@williamhbrown.co.uk> wrote:

Hello,

Please see the attached amended brochure,

I know you have approved the old one but for our compliance please can you approve this one by replying to this email,

Many Thanks,

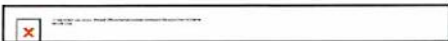
Benjamin Lee

Branch Manager



[26 Market Place, Pontefract](#)
[West Yorkshire, WF8 1AT](#)

T 01977 791406



For your peace of mind, we are members of the Property Ombudsman
and the Association of Residential Letting Agents

From: Stephen Hoyle <sch3420@gmail.com>
Sent: 18 September 2026 18:21
To: Benjamin Lee <Benjamin.Lee@williamhbrown.co.uk>
Subject: [EXTERNAL] Re: 6 York Street Brochure, V1

property details **approval form**

6 York Street, Hemsworth, PONTEFRACT, West Yorkshire, England, WF9 4DD

Date: 19 September 2026

Property Ref and Version: PON120160 - 0002



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

property details **approval form**

6 York Street, Hemsworth, PONTEFRAC, West Yorkshire, England, WF9 4DD

Date: 19 September 2026

Property Ref and Version: PON120160 - 0002

>> **price**

£125,000

Tenure: Freehold

>> **key features**

- > Three Bedroom Mid Terraced
- > NO CHAIN
- > Set Over Three Floors
- > On Street Parking
- > Yard Area To The Rear
- > EPC Rating: D

>> **short description**

Three bedroom mid terraced property located in Hemsworth with no onward chain. On street parking & yard area to the rear. Ideal for first time buyers/buy to let investors.

>> **long description**

Offered to the market with no onward chain, this spacious three-bedroom mid-terrace home is set across three floors and provides versatile accommodation ideal for first-time buyers, families, or investors.

The ground floor comprises a welcoming living room with ample space for relaxation and entertaining, alongside a well-proportioned kitchen offering a range of fitted units and access to the rear of the property.

To the first floor are two good-sized bedrooms and a family bathroom fitted with a three-piece suite. Occupying the entire second floor is a generous third bedroom/home office. Externally, the property benefits from on-street parking to the front and an enclosed rear yard, perfect for low-maintenance outdoor living.

Conveniently located within Hemsworth, close to local amenities, schools, and transport links, this property represents an excellent opportunity for a range of purchasers. Early viewing is highly recommended.

Your William H Brown office: 26 Market Place, PONTEFRAC, West Yorkshire, WF8 1AT
T 01977 791406 **E** Pontefract@williamhbrown.co.uk

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>> room description

Lounge

14' 1" x 12' 6" (4.29m x 3.81m)

Kitchen / Dining Room

13' 9" x 13' 1" (4.19m x 3.99m)

Rear Porch

Landing

Bedroom One

14' 1" x 12' 6" (4.29m x 3.81m)

Bedroom Two

10' 6" x 8' 10" (3.20m x 2.69m)

Bathroom

Loft Room / Bedroom Three

14' 1" x 7' 7" (4.29m x 2.31m)

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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>> **property images**



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>> **property images**



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>> floor plan



Total floor area 91.4 m² (984 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



>> approval

	Signature	Date
Joanne Holmes	J. Holmes	19-9-2026
Mr S.C. Hoyle		

Your William H Brown office: 26 Market Place, PONTEFRAC, West Yorkshire, WF8 1AT
T 01977 791406 E Pontefract@williamhbrown.co.uk