



## 77 Victoria Street, Hemsworth, Pontefract, WF9 4BP

Property Reference - 77 VS.

This immaculate 2-bedroom property offers the perfect blend of modern comfort and eco-friendly living, boasting special features designed to reduce utility bills and carbon footprint. Situated in the desirable neighbourhood of Hemsworth, you'll enjoy convenient access to local amenities, schools, parks, and transportation links.

- Solar Panels
- Air Source Heat Pump
- Spacious Living Areas
- Two Cozy Bedrooms
- Modern Kitchen
- Outdoor Space

**£795 Per Month**



Approximate total area<sup>(1)</sup>  
277.12 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	