



## 60 Meadow Croft, Hemsworth, Pontefract, West Yorkshire, WF9 4HS

The Marlow spacious 2 bedroomed home with a garage on a lovely cul de sac of only 23 homes in a really popular part of Hemsworth.

It has a spacious south facing back garden.

Large kitchen with open plan living area which includes Bosch single oven & microwave in a tower, ceramic hob & integrated dishwasher.

Walk in shower.

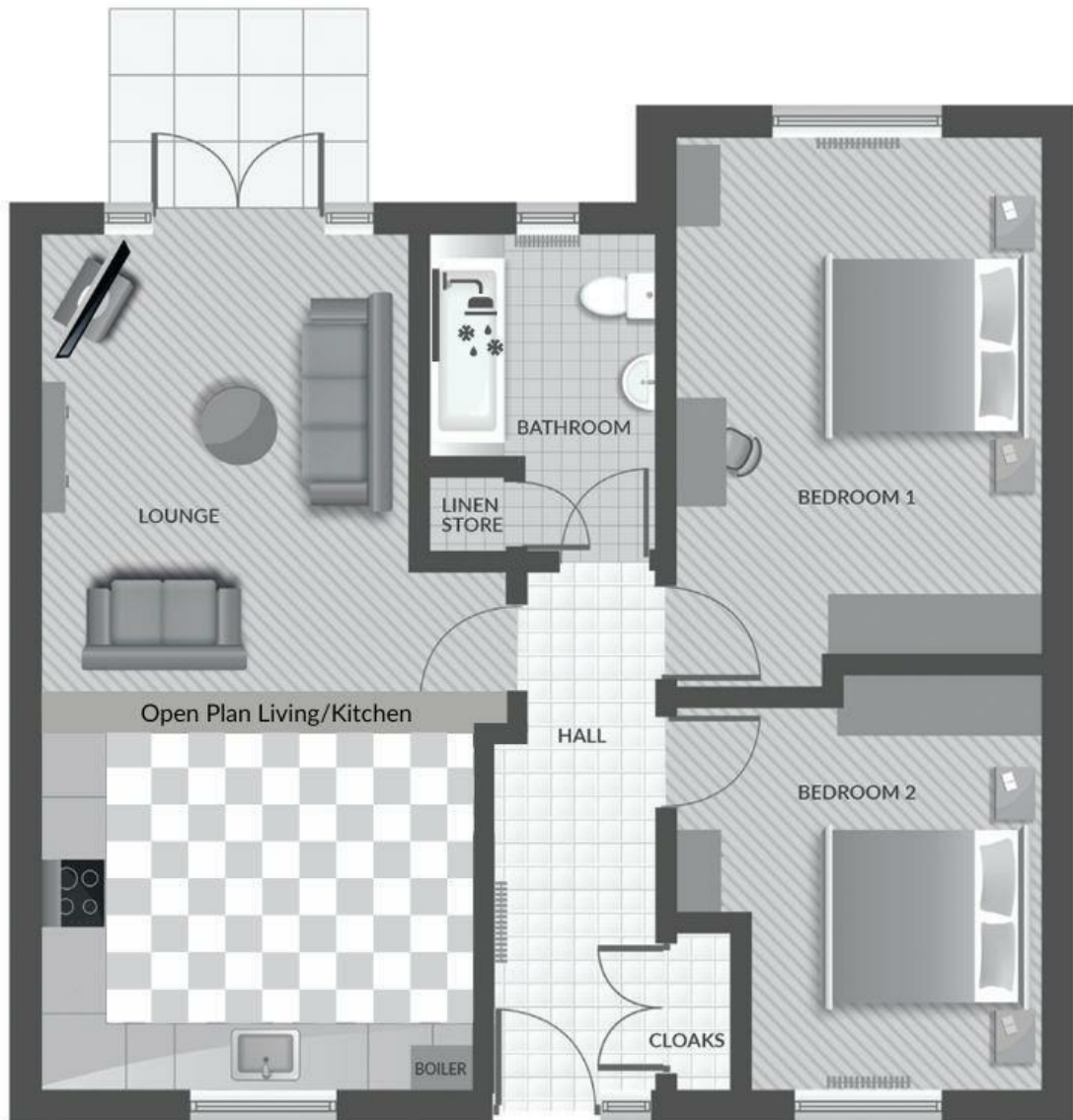
Fully tiled bathroom including tiled floors.

Antico flooring in hallway, kitchen & Living area.

This spacious bungalow is perfect for those wanting a single storey living. Enter through the spacious hallway, with handy storage cupboard. The Open plan kitchen/dining Lounge creates a spacious area with french doors to the

- The Marlowe
- Detached Bungalow
- Open Plan Living
- 2 Bedrooms
- GARAGE & Off road parking
- \*\* NEW BUILD\*\*
- NB - Photos are artists impressions

**£265,000**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		