



## 1 Burntwood Bank, Hemsworth, Pontefract, West Yorkshire, WF9 4RJ

Hitting the market with Georgina Henfrey of Kestrel Estates is this spacious detached 3 bedroom bungalow in Hemsworth.

With a stunning interior throughout this property boasts a fully fitted modern kitchen/diner, lounge, conservatory, 3 double bedrooms, a gym with sauna and a spacious garden to the rear. This home won't stay on the market long! Contact us now to book a viewing.

- REDUCED
- Open Plan Kitchen/Diner
- Conservatory
- Modern Bathroom
- Stunning Views
- Great Location
- Driveway Providing Off-Street Parking
- 3 Bed Detached Bungalow

**£350,000**

GROUND FLOOR  
1116 sq.ft. (103.7 sq.m.) approx.



**KESTREL**  
ESTATES

TOTAL FLOOR AREA: 1116 sq.ft. (103.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>72</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		