



9 Oak Tree Lane, Hemsworth, Pontefract, WF9 4FX

Discover The Juniper - A modern four bed detached home that really makes the most of every inch of space. The developer has combined clever design with great features that gives you maximum space over two floors.

Downstairs there is spacious Kitchen/Diner to the rear that has plenty of space for the whole family. The Kitchen features Bosch built-in appliances, with patio doors leading out into the garden. The Lounge is situated to the front of the property with double pocket doors separating the lounge from the Kitchen Diner.

A downstairs W.C. and adjoining garage makes the most of the footprint and provides the extra space for a generous double bedroom with en-suite to the first floor. Three further bedrooms and the house bathroom makes The Juniper an excellent choice for growing families.

FEATURES

*Solar Panels, *Kitchen with Island, *Under Floor Heating to the Ground Floor.

Visit the Sales office at Burntwood Court Hotel, S72 9ET

£315,000

- The Juniper
- 4 Bed Detached New Build
- Spacious, Modern Accommodation
- Open Plan Kitchen/Diner
- Spacious Lounge
- Downstairs W.C
- Master with Ensuite
- 3 Further Bedrooms
- Garage
- NB - Images are artists impressions



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	