



Grangeway, Hemsworth Pontefract WF9 4TL

Welcome to

Grangeway, Hemsworth Pontefract

YOU DON'T WANT TO MISS THIS charming THREE bedroom DETACHED property is situated in the popular VILLAGE of Hemsworth!!! The property has been well maintained and is READY TO MOVE INTO with NO ONWARD CHAIN! Viewings are essential!!



Summary

Situated in the village location of Hemsworth is this stunning three bedroom detached family home. In move in condition with a modern kitchen and bathroom internal viewings are advised to appreciate what this home has to offer. The property briefly comprises: hallway, lounge and kitchen diner on the ground floor and three bedrooms and the bathroom on the first floor. Externally there are gardens to both the front and rear with a garage and driveway for parking. This home is immaculately presented throughout and one not to be missed!

Entrance Hallway

With an entrance door to the front aspect and stairs leading to the first floor accommodation.

Lounge

12' x 14' 8" (3.66m x 4.47m)

With a double glazed bay window to the front aspect, spot lights and a gas central heating radiator.

Kitchen Diner

9' 9" x 14' 9" (2.97m x 4.50m)

A fitted kitchen consisting of wall and base units with work surfaces over incorporating a bowl and half sink and drainer with tiling to the splash zone areas, an integral gas hob and oven with an extractor hood over, space for a fridge freezer, built in dishwasher, under stairs storage cupboard, a gas central heating radiator, French doors to the garden and double glazed window to the rear aspect.

Landing

With access to the loft and a double glazed window to the side aspect.

Bedroom One

7' 9" x 12' 8" (2.36m x 3.86m)

With a double glazed window to the front aspect and a gas central heating radiator.

Bedroom Two

7' 9" x 11' 4" (2.36m x 3.45m)

With a double glazed window to the rear aspect and a gas central heating radiator.

Bedroom Three

6' 7" x 9' 8" (2.01m x 2.95m)

With a double glazed window to the front aspect and a built in wardrobes housing the boiler.

Bathroom

A suite consisting of a low level flush wc, wash hand basin and bath with shower over, tiling, a heated towel rail and double glazed window to the rear aspect.

Exterior

The property is set back from the road behind a lawned frontage with a driveway allowing access to the garage and steps leading up the entrance doorway. To the rear is a lawned garden with a paved seating area with fenced boundaries.

Garage

With an up and over door.



view this property online williamhbrown.co.uk/Property/PON116352



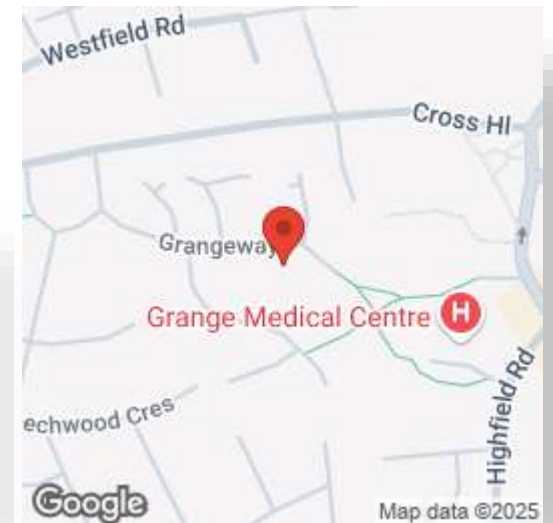
Welcome to

Grangeway, Hemsworth Pontefract

- Three Bedroom Detached Home
- NO ONWARD CHAIN
- Driveway & Garage For Parking
- Move In Condition
- Close To Local Amenities

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over
£190,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON116352



Property Ref:
PON116352 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk