



Grove Lane, Hemsworth Pontefract WF9 4BE

Welcome to

Grove Lane, Hemsworth Pontefract

Offered for sale is this outstanding four bedroom detached property which sits proudly on a great size corner plot with wrap around landscaped gardens. Must be viewed!



Summary

Offered for sale is this outstanding four bedroom detached property which sits proudly on a great size corner plot with wrap around landscaped gardens. This property would be ideal for the growing family offering spacious rooms throughout. Internally the layout comprises of front entrance hall, down stairs WC, lounge, dining room and utility room, whilst to the first floor there are four bedrooms the master having ensuite facilities and the modern house bathroom. The exterior has as driveway, garage and outstanding gardens. This truly is a beautiful home and must be viewed to appreciate what the current vendors have achieved.

Entrance Hall

With UPVC double glazed front entrance door, laminate flooring, two storage cupboards and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, tiled splash back, tiled flooring and a gas central heating radiator.

Lounge

19' 3" x 11' 3" (5.87m x 3.43m)

With a UPVC double glazed window to the front aspect, French door to the rear aspect and two gas central heating radiators.

Dining Room

11' 4" x 9' 10" (3.45m x 3.00m)

With a UPVC bay window to the front aspect, laminate flooring and a gas central heating radiator.

Dining Kitchen

11' 11" x 9' 10" (3.63m x 3.00m)

A fitted kitchen consisting of wall, base and draw units with quarts work surfaces over, gas hob, double electric oven and grill, integrated dishwasher, fridge freezer, spot lights to the ceiling, glass splash back, tiled flooring, underfloor heating and a UPVC double glazed window to the front aspect.

Utility Room

6' x 6' 10" (1.83m x 2.08m)

With wall and base units with work surfaces over, plumbing for washing machine, space for dryer, tiled flooring, circular sink and drainer and a UPVC double glazed door to the rear.

Landing

With a UPVC double glazed window to the rear aspect, access to the loft and a gas central heating radiator.

Bedroom One

10' 4" x 10' 2" (3.15m x 3.10m)

With a UPVC double glazed window to the rear aspect, built in wardrobe and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle, part tiled to walls, laminate flooring, extractor fan, heated towel rail and a UPVC double glazed window to the front aspect.

Bedroom Two

8' 10" x 14' 2" (2.69m x 4.32m)

With two UPVC double glazed windows to the front aspect, shutters made to measure and a gas central heating radiator.

Bedroom Three

9' 3" x 11' 6" (2.82m x 3.51m)

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

Bedroom Four

11' 3" x 9' (3.43m x 2.74m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath, extractor fan, cupboard housing the boiler, central heated towel rail and a UPVC double glazed window to the front aspect.

Rear Garden

A landscaped wrap around garden, summer house, side door entrance leading into the garage with electric.



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Welcome to

Grove Lane, Hemsworth Pontefract

- Four Bedroom Detached Home
- Ensuite To Master Bedroom
- Three Reception Rooms
- Utility Room
- Downstairs WC

Tenure: Freehold EPC Rating: C

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117368 - 0007

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