



Sandygate Lane, Hemsworth Pontefract WF9 4FR



Welcome to

Sandygate Lane, Hemsworth Pontefract

THREE BEDROOM SEMI-DETACHED HOME PERFECT FOR FIRST BUYERS. DOWNSTAIRS WC, ENSUITE TO MASTER AND A BEAUTIFUL FULLY ENCLOSED GARDEN TO THE REAR. READY TO MOVE INTO!!!!



Summary

Welcome to this charming three bedroom semi-detached home nestled in the heart of Hemsworth. Boasting modern convenience and comfort, this property offers a perfect blend of space and functionality. As you enter, you are greeted by a warm and inviting atmosphere. The ground floor features a convenient downstairs WC, a spacious kitchen equipped with all the essentials for culinary delights and a cosy lounge area, ideal for relaxing or entertaining guests. Upstairs you will find three well-proportioned bedrooms including a luxurious ensuite attached to the master bedroom. Additionally a family bathroom offers convenience for the entire household. Outside, a fully enclosed garden awaits, offering a tranquil outdoor space for relaxation and recreation. The property has a double driveway providing ample off street parking. Historically a mining town, Hemsworth has evolved into a residential area with amenities such as shops, schools, and recreational facilities.

Entrance Hall

With a front entrance door, stairs to the first floor, under stairs storage cupboard and alarm.

Wc

With a low level flush WC, wash hand basin with part tiling to splash back, gas central heating radiator and a UPVC double glazed window to the front aspect.

Lounge

15' 5" x 11' 6" (4.70m x 3.51m)
With double glazed French doors to the rear aspect and a gas central heating radiator.

Kitchen

8' 11" x 15' (2.72m x 4.57m)
A fitted kitchen consisting of wall and base units with work surfaces over, gas hob with stainless steel splash back, electric oven, extractor hood, stainless steel sink and drainer, integrated fridge freezer, dishwasher, boiler and a UPVC double glazed window to the front aspect.

Landing

With access to the loft, storage cupboard and a gas central heating radiator.

Bedroom One

10' 9" x 8' 6" (3.28m x 2.59m)
With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower, part tiling to walls, fully tiled in shower, tiled flooring, extractor fan, gas central heating radiator and a UPVC double glazed window to the side aspect.

Bedroom Two

10' x 8' 6" (3.05m x 2.59m)
With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bedroom Three

6' 7" x 10' 4" (2.01m x 3.15m)
With a UPVC double glazed window to the rear aspect, panelling to the walls and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with shower over and a shower screen, tiled flooring, extractor fan, part tiled walls in shower, gas central heating radiator and a UPVC double glazed window to the front aspect.

Front Garden

With a small buffer garden, a driveway and gate to the rear garden.

Rear Garden

With a lawn, patio and fence surround.



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Welcome to

Sandygate Lane, Hemsworth Pontefract

- Three Bedroom Semi-Detached Home
- Ensuite To Master Bedroom
- Downstairs WC
- Double Driveway
- Local Amenities

Tenure: Freehold EPC Rating: B

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117477 - 0004

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