



Nor Wood Road, Hemsworth Pontefract WF9 4RF

Welcome to

Nor Wood Road, Hemsworth Pontefract

GUIDE PRICE £280,000 - £290,000 Offered for sale is this immaculately presented THREE bedroom DETACHED HOME. Perfectly located in Hemsworth. The property sits proudly on this development oozing excellent kerb appeal with its double fronted bay windows, LARGE DRIVEWAY and a DOUBLE GARAGE.



Summary

Offered for sale is this immaculately presented three bedroom detached bungalow. Perfectly located in the popular area of Hemsworth. The bungalow sits proudly on this development oozing excellent kerb appeal with its double fronted bay windows, mature front and rear gardens, large driveway, and a double garage. Ideally positioned been in close distance of major motorway links, town centre having lots of local amenities including Tesco supermarket and the local bus station, there is also a train station in the next village. This home is ideal for those who are looking for accommodation all on one level. Internally the layout comprises of front entrance porch with cloak area. Entrance hall, lounge having French doors leading into the kitchen, large dining kitchen, Three bedrooms, family bathroom, and a dining room. Externally the property comprises a large private and enclosed rear lawned garden with flagged patio and access to the detached garage.

Entrance Porch

With a UPVC front entrance door.

Entrance Hall

With access to the loft, spot lights to the ceiling, cupboard housing the boiler and a gas central heating radiator.

Lounge

11' 7" x 13' 1" (3.53m x 3.99m)

With UPVC double glazed bay windows to the front and side aspect, French doors into kitchen, gas fire with fire surround and matching hearth and two gas central heating radiators.

Dining Room

12' x 10' 1" (3.66m x 3.07m)

With a UPVC French door into the garden, two UPVC double glazed windows to either side and a gas central heating radiator.

Dining Kitchen

12' 5" x 11' (3.78m x 3.35m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, sink and drainer, tiling to the splash back, gas hob, electric oven, extractor fan, vinyl floor covering, spot lights to the ceiling, plumbing for a washing machine, dishwasher, space for an under cover fridge freezer, breakfast bar, gas central heating radiator, a side entrance door and UPVC double glazed window to the rear aspect.

Bedroom One

1' 8" x 10' 7" (0.51m x 3.23m)

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

Bedroom Two

11' x 10' 4" (3.35m x 3.15m)

With a UPVC double glazed window to the side aspect, ceiling fan, UPVC patio door leading into the dining room and a gas central heating radiator.

Bedroom Three

7' 5" x 11' 11" (2.26m x 3.63m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath, walk in shower cubicle, part tiled to walls, chrome heated towel rail, vinyl floor covering, spot lights to the ceiling and a UPVC double glazed window to the rear aspect.

Front Garden

Accessed through double gates leading onto a great size driveway with a mature front garden having a brick wall boundary. Further double gates lead on to an extensive lawn.

Rear Garden

To the rear garden there is a double garage, patio seating area, raised seating area with far reaching views, flowered borders and an outside tap.



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Welcome to

Nor Wood Road, Hemsworth Pontefract

- ***GUIDE PRICE £280,000 - £290,000***
- Three Bedroom Detached Home
- NO ONWARD CHAIN
- Gardens To The Front And Rear
- Detached garage And Driveway For Parking

Tenure: Freehold EPC Rating: D

guide price

£280,000 - £290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117735 - 0013

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