



Braithwaite Court, Hemsworth Pontefract WF9 4UJ



Welcome to

Braithwaite Court, Hemsworth Pontefract

For Sale with NO ONWARD CHAIN!! A spacious FOUR bedroom DETACHED property situated on a popular residential development for families and within close proximity to Ackworth town centre. This is a superb choice for a family looking for more space.



Summary

For Sale with NO ONWARD CHAIN!! A spacious FOUR bedroom DETACHED property situated on a popular residential development for families and within close proximity to Ackworth town centre. This is a superb choice for a family looking for more space. With a large living room and separate dining room, which are located off the spacious and light entrance hall. The kitchen offers tons of potential and has French doors onto the secure rear garden. Upstairs there are three double bedrooms, the master benefiting from an en-suite. A single room and family bathroom complete the first floor. This property benefits from a driveway with single garage for parking or storage. Viewing is essential.

Entrance Hall

With a front entrance door, stairs to the first floor and a gas central heating radiator.

Wc

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

Lounge

10' 11" x 23' 5" (3.33m x 7.14m)

With French doors to the rear, French doors into the hallways, UPVC double glazed windows to the front and a gas central heating radiator.

Dining Room

12' 4" into bay x 11' 3" (3.76m into bay x 3.43m)

With two gas central heating radiators.

Kitchen

11' max x 14' 8" max (3.35m max x 4.47m max)

A fitted kitchen consisting of wall and base units with work surfaces over, gas hob, double electric oven, stainless steel sink and drainer, French doors to the rear, dishwasher, space for tall fridge and under counter washer and dryer.

Landing

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

Bedroom One

13' 6" x 11' 7" (4.11m x 3.53m)

With two UPVC double glazed windows to the front aspects, fitted wardrobes and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower, tiled splash back, gas central heating radiator and a UPVC double glazed window to the side aspect.

Bedroom Two

6' 10" x 8' 6" (2.08m x 2.59m)

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

Bedroom Three

12' 3" max x 12' 6" max (3.73m max x 3.81m max)

With two UPVC double glazed windows to the front aspects, fitted wardrobes, built in wardrobes and a gas central heating radiator.

Bedroom Four

11' 1" x 10' 5" (3.38m x 3.17m)

With two UPVC double glazed windows, fitted wardrobes and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath, tiled splash back, extractor fan, carpet flooring, a gas central heating radiator and a UPVC double glazed window to the rear aspect.

Rear Garden

With a patio seating area, pebbles, side access to the front and fence surround.

Garage

Single garage with electric.

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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Welcome to

Braithwaite Court, Hemsworth Pontefract

- MUST VIEW
- Four Bedroom Detached Home
- Downstairs WC
- Two Reception Rooms
- Ensuite To Master Bedroom

Tenure: Freehold EPC Rating: C

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117587 - 0006

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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.



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