



Braithwaite Court, Hemsworth Pontefract WF9 4UJ



Welcome to

Braithwaite Court, Hemsworth Pontefract

GUIDE PRICE £280,000 - £290,000 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 VILLAGE. This is a superb choice for a family looking for more space!! Viewing is advised!



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.



view this property online williamhbrown.co.uk/Property/PON117587



Welcome to

Braithwaite Court, Hemsworth Pontefract

- ***GUIDE PRICE £280,000 - £290,000***
- Four Bedroom Detached Home
- Downstairs WC
- Two Reception Rooms
- Ensuite To Master Bedroom

Tenure: Freehold EPC Rating: C

guide price

£280,000 - £290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON117587



Property Ref:
PON117587 - 0014

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