



**Sandygate Lane, Hemsworth Pontefract WF9 4FR**



**Welcome to**

**Sandygate Lane, Hemsworth Pontefract**

OFFERED WITH NO ONWARD CHAIN!!!! This well presented semi detached family home located in Hemsworth. Downstairs WC, fabulous kitchen/diner, ensuite to master bedroom, beautiful rear garden and ample off street parking. Ready to move into!



### **Entrance Hall**

Double glazed composite door to the front, access into the downstairs WC, kitchen and lounge. Under stairs storage cupboard, gas central heating radiator, and stairs leading to the first floor.

### **Wc**

Low level flush WC, wash hand basin and a gas central heating radiator.

### **Lounge**

15' 4" x 12' 3" ( 4.67m x 3.73m )

With French doors leading into the rear and a gas central heating radiator.

### **Kitchen/Diner**

8' 11" x 15' 1" ( 2.72m x 4.60m )

A fully fitted kitchen consisting of wall and base mounted units with work surfaces over incorporating stainless steel sink and drainer, integrated oven with hob and cooker hood over, integrated fridge freezer, integrated washing machine and dishwasher, gas central heating radiator and a UPVC double glazed window to the front aspect. Space for dining table.

### **Landing**

With a loft hatch, gas central heating radiator and a cupboard housing dual heating. Access into all three bedrooms and the family bathroom.

### **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. Access into the ensuite.

### **Ensuite**

A three piece fitted suite consisting of a low level flush WC, wash hand basin, and shower cubicle. Gas central heating radiator and a UPVC double glazed window to the side aspect.

### **Bedroom Two**

8' 6" x 10' 1" ( 2.59m x 3.07m )

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

### **Bedroom Three**

6' 7" x 7' 6" min ( 2.01m x 2.29m min )

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

### **Bathroom**

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

### **Exterior**

To the front of the property is a driveway providing ample off street parking, an array of shrubs and a path leading to the front door. Gate to the side leading to the fully enclosed rear garden complete with patio area and fenced boundaries.



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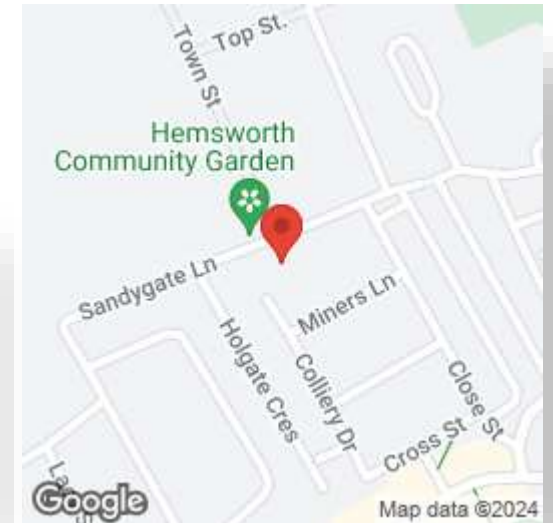
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## **Sandygate Lane, Hemsworth Pontefract**

- Three Bedroom Semi-Detached Home
- NO CHAIN
- Ensuite To Master Bedroom
- Driveway For Off Street Parking
- Good Transport Links

Tenure: Freehold EPC Rating: B

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117802 - 0003

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