



Colliery Drive, Hemsworth PONTEFRACT WF9 4FP

Welcome to

Colliery Drive, Hemsworth PONTEFRACT

*** OFFERS OVER £200,000*** TAKE A STEP IN THE RIGHT DIRECTION & arrange a viewing on this IMPRESSIVE HOME! Being well presented throughout, this SUPERB home is READY TO MOVE INTO! With three bedrooms, an ensuite & downstairs WC with a modern kitchen diner, what's not to LOVE?



Entrance Hall

With a front entrance door and gas central heating radiator.

Wc

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

Lounge

12' 4" x 14' 10" (3.76m x 4.52m)

With a UPVC double glazed French doors to the rear aspect, under stairs cupboard and a gas central heating radiator.

Kitchen

13' 5" x 11' 8" (4.09m x 3.56m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, stainless steel sink and drainer, gas hob, electric oven, extractor fan, stainless steel splash back, vinyl floor covering, plumbing for washing machine, dishwasher, integrated fridge freezer, under stairs storage cupboard, a gas central heating radiator and a UPVC double glazed window to the front aspect.

Landing

With a storage cupboard, two gas central heating radiators, stairs from the ground floor hallway and to the second floor.

Bedroom Two

14' 9" x 6' 8" (4.50m x 2.03m)

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

Bedroom Three

9' 6" x 8' (2.90m x 2.44m)

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

Lobby Area

6' 4" x 5' 5" (1.93m x 1.65m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with mixer tap, vinyl floor covering, tiling to the splash back, extractor fan, a gas central heating radiator and a UPVC double glazed window to the side aspect.

Second Floor

Bedroom One

19' 6" x 14' 8" (5.94m x 4.47m)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, extractor fan, large storage cupboard, gas central heating radiator and a sky light to the rear aspect.

Front Aspect

With a driveway, car charging ports and a side gate giving access to the rear garden.

Rear Garden

A good sized rear garden, neatly laid to lawn, patio seating area and a timber fence surround.



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Welcome to

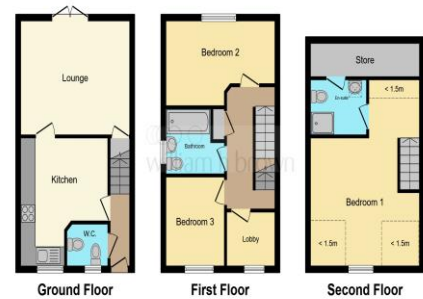
Colliery Drive, Hemsworth PONTEFRACT

- Three Bedroom Town House
- Downstairs WC
- Ensuite To Master Bedroom
- Front And Rear Garden
- Local Amenities

Tenure: Freehold EPC Rating: B

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117885 - 0006

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