

**Grange Court, Badsworth Pontefract WF9 1BQ** 

# Welcome to

# **Grange Court, Badsworth Pontefract**

Beautiful THREE BED DETACHED barn conversion. Close to local AMENITIES such as supermarkets, local eateries and the historic market town of Pontefract.













#### Wc

With a low level flush WC, wash hand basin, built in cupboard and a UPVC double glazed window to the rear aspect.

## Lounge

16' x 11' 4" ( 4.88m x 3.45m )

With a large timber framed window to the front aspect, , electric ire and surround, wall mounted towel rail, wood effect laminate flooring.

## **Reception Room 2**

13' 5" x 10' 4" ( 4.09m x 3.15m )

With a rear composite door, timber framed double glazed window to the font aspect and a gas central heating radiator.

#### Kitchen

15' 5" x 10' 4" ( 4.70m x 3.15m )

A fitted kitchen consisting of wall, base and draw units with quartz work surfaces over, gas hob, electric oven, extractor fan, a bowl and half sink and mixer tap and two timber framed windows to the front aspect.

## **Utility Room**

5' 4" x 6' 6" ( 1.63m x 1.98m )

With plumbing for washing machine, space for fridge freezer, space for tumble dryer and stone flooring.

## Landing

Sky light and a UPVC double glazed window to the rear, wood effect laminate flooring and a gas central heating radiator.

## **Bedroom One**

14' 9" x 10' 3" ( 4.50m x 3.12m )

With a focal arched window to the front, wood effect laminate flooring and a gas central heating radiator.

#### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, tiled walls, vinyl floor covering and a gas central heating radiator.

#### **Bedroom Two**

12' 4" x 7' 5" ( 3.76m x 2.26m )

With a timber framed window to the front aspect, loft access and a gas central heating radiator with cover.

### **Bedroom Three**

7' 3" x 9' 9" ( 2.21m x 2.97m )

With a timber framed window to the front, vinyl floor covering and a gas central heating radiator.

#### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, free standing oval bath, shower cubicle, a chrome heated towel rail and a UPVC double glazed window to the rear aspect.

## **Rear Garden**

A stone patio seating area, lawned garden, planting to boarders, stone walls and gate.





## Welcome to

# **Grange Court, Badsworth Pontefract**

- Three Bedroom Barn Conversion
- **Ensuite to Master Bedroom**
- Ready To Move Straight Into
- **Traditional Features Throughout**
- Ideal For The Growing Family

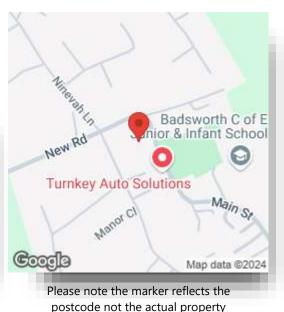
Tenure: Freehold EPC Rating: C

£350,000









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