



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 fire 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 front 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 borders, stone walls and gate.



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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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Please note the marker reflects the postcode not the actual property



Property Ref:
PON118011 - 0002

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