



**Aspen Court, Hemsworth Pontefract WF9 4FT**



***Welcome to***

**Aspen Court, Hemsworth Pontefract**

Three bedroom modern mid-terraced house. Open plan living dining kitchen area, downstairs WC. Three bedroom with the master having ensuite facilities and the modern house bathroom. Private rear garden. Double tarmac driveway to the front.



### **Wc**

With a low level flush WC, wash hand basin set in a vanity unit, vinyl floor covering and a gas central heating radiator.

### **Kitchen Living Area**

27' 9" x 15' 5" ( 8.46m x 4.70m )

A fitted kitchen consisting of wall, base and draw units with work surfaces over, breakfast bar, gas hob, electric oven, extractor fan, spotlights to the ceiling, plumbing for washing machine, integrated dish washer, fridge freezer, vinyl flooring, French doors and a UPVC double glazed windows to the rear and front aspects and a gas central heating radiator.

### **Landing**

With access to the loft which houses the boiler, storage cupboard and a gas central heating radiator.

### **Bedroom One**

12' 10" x 8' 7" ( 3.91m x 2.62m )

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 set in a vanity unit, part tiled to walls, shower cubicle, vinyl flooring and a UPVC double glazed window to the side aspect.

### **Bedroom Two**

9' 8" x 11' 4" ( 2.95m x 3.45m )

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

### **Bedroom Three**

6' 6" x 6' 6" ( 1.98m x 1.98m )

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 set in a vanity unit, panelled bath with shower attached and screen, extractor fan, tiled walls, vinyl flooring, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

### **Rear Garden**

Private rear garden with side gate access, patio seating area, lawned garden with timber fenced surround.



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**Welcome to**

## **Aspen Court, Hemsworth Pontefract**

- Three Bedroom Mid-Terrace Home
- Downstairs WC
- Ensuite To Master Bedroom
- Driveway For Off Street Parking
- Front And Rear Garden

Tenure: Freehold EPC Rating: B

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118166 - 0002

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