



**Miners Lane, Hemsworth Pontefract WF9 4FQ**

***Welcome to***

**Miners Lane, Hemsworth Pontefract**

\*\*\*GUIDE PRICE £200,000 - £210,000\*\*\* NO ONWARD CHAIN, four bedroom spacious semi-detached, set over three floors, DRIVEWAY, good size rear garden. Modern popular development, short distance to the town centre!!



**Entrance Hall**

With a UPVC double glazed door, tiled floor and a gas central heating radiator.

**Wc**

With a UPVC double glazed window to the front aspect, low level flush WC, wash hand basin, tiled flooring and a gas central heating radiator.

**Lounge**

11' 7" x 14' 7" ( 3.53m x 4.45m )

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

**Dining Kitchen**

11' 7" x 13' 7" ( 3.53m x 4.14m )

A fitted kitchen consisting of wall, base and draw units with wood effect work surfaces over, gas hob, electric oven, extractor fan, stainless steel sink and drainer, washing machine, integrated fridge freezer, radiator, tiled flooring, cupboard housing combi boiler, gas central heating radiator and a UPVC double glazed window to the front aspect.

**First Floor Landing**

With a UPVC double glazed window to the front, storage cupboard, gas central heating radiator and stairs to the second floor.

**Bedroom Three**

12' 8" x 9' 5" ( 3.86m x 2.87m )

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

**Bedroom Four**

9' 5" x 8' ( 2.87m x 2.44m )

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

**Bedroom Four**

9' 5" x 8' ( 2.87m x 2.44m )

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

**Bathroom**

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached, part tiled to walls, tiled flooring, extractor fan and a UPVC double glazed window to the side aspect.

**Second Floor Landing**

With stairs from the first floor, storage cupboard, access to the loft and a gas central heating radiator.

**Bedroom One**

14' 7" x 9' 9" ( 4.45m x 2.97m )

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

**Ensuite**

A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle, tiled flooring, tiled walls in shower and a UPVC double glazed window to the side aspect.

**Bedroom Two**

14' 8" x 10' 3" ( 4.47m x 3.12m )

With two UPVC double glazed windows to the front aspect, built in storage cupboard and a gas central heating radiator.

**Front Garden**

With a good size driveway to the front.

**Rear Garden**

A tiered garden mainly laid to lawn with a timber fencing surround, garden shed and patio seating area.



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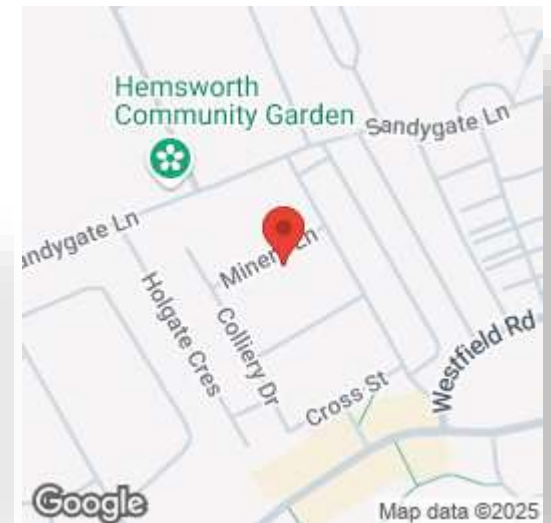
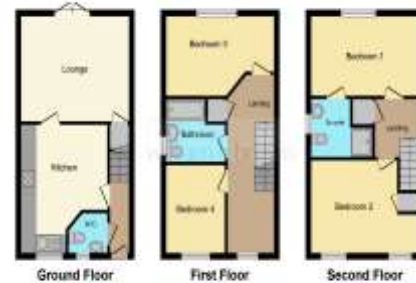
## **Miners Lane, Hemsworth Pontefract**

- \*\*\*GUIDE PRICE £200,000 - £210,000\*\*\*
- Four Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Front And Rear Garden
- Off Street Parking

Tenure: Freehold EPC Rating: B

guide price

**£200,000 - £210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118270 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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