



**Springwell Court, Hemsworth Pontefract WF9 4AL**



***Welcome to***

**Springwell Court, Hemsworth Pontefract**

\*\*\*GUIDE PRICE £280,000 - £290,000\*\*\* Four bedroom detached family home located on a popular development in Hemsworth. Downstairs WC, utility room, ensuite to master bedroom, garage and off street parking. Must be viewed!!!!



### Entrance Hall

With a front entrance door, laminate flooring, under stairs storage cupboard and a gas central heating radiator.

### Wc

With a UPVC double glazed window to the front aspect, low level flush WC, wash hand basin and laminate flooring.

### Lounge

16' 2" x 15' 4" ( 4.93m x 4.67m )

With a UPVC double glazed French doors to the rear aspect, UPVC double glazed window to the rear aspect, fire surround with electric fire and a gas central heating radiator.

### Dining Room

9' 5" x 10' 9" ( 2.87m x 3.28m )

With two UPVC double glazed windows to the rear and laminate flooring.

### Kitchen

11' 8" x 9' 9" ( 3.56m x 2.97m )

A fitted kitchen consisting of wall, base and draw units with granite work surfaces over, double electric oven, gas hob, tiled splash back, extractor fan, a bowl and half sink and drainer, breakfast bar with seating, wine rack with additional storage, space for free standing fridge freezer, cupboard housing the boiler, gas central heating radiator and a UPVC double glazed window to the front aspect.

### Utility Room

9' 9" x 5' 4" ( 2.97m x 1.63m )

With base units with work surfaces over, plumbing for washing machine, space for tumble dryer, laminate flooring and a door to the garage.

### Landing

With two storage cupboards and a gas central heating radiator.

### Bedroom One

17' 10" x 10' 5" ( 5.44m x 3.17m )

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, shower cubicle, part tiled to walls, vinyl flooring, spotlights to the ceiling, shaver point, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

### Bedroom Two

12' 2" x 12' 1" ( 3.71m x 3.68m )

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

### Bedroom Three

14' 10" x 9' 9" ( 4.52m x 2.97m )

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

### Bedroom Four

11' 1" x 9' 2" ( 3.38m x 2.79m )

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

### Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath, shower cubicle, fully tiled walls, vinyl floor covering, extractor fan, shaver point, gas central heating radiator and a UPVC double glazed window to the front aspect.

### Front Garden

With a driveway for off street parking for multiple cars and a small lawn to the side.

### Rear Garden

Neatly laid to lawn, flagged patio seating area, gates to both sides and a timber fence surround.



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## **Springwell Court, Hemsworth Pontefract**

- \*\*\*GUIDE PRICE £280,000 - £290,000\*\*\*
- Four Bedroom Detached Home
- Downstairs WC
- Ensuite To Master Bedroom
- Two Reception Rooms & Utility Room

Tenure: Freehold EPC Rating: C

guide price

**£280,000 - £290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118377 - 0008

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