



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
Council Tax Band: D

guide price

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118377 - 0009

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