

Springwell Court, Hemsworth Pontefract WF9 4AL



Welcome to

Springwell Court, Hemsworth Pontefract

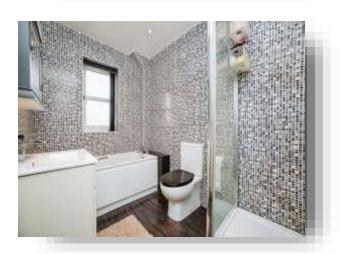
GUIDE PRICE £250,000 - £260,000 Four bedroom semi-detached family home located on a popular development in Hemsworth. Downstairs WC, office, ensuite to master bedroom, garage, driveway and large rear garden. Must be viewed!!













Entrance Hall

With a UPVC double glazed side entrance door, laminate flooring, under stairs storage cupboard, a gas central heating radiator and a UPVC double glazed window to the side.

Wc

With a low level flush WC, wash hand basin set in a vanity unit, laminate flooring, part tiled to walls and a UPVC double glazed window to the front aspect.

Lounge

16' 4" x 14' 6" (4.98m x 4.42m)

With a UPVC double glazed window to the rear aspect, French doors into the sun room and a fire surround with electric fire.

Office

8' 4" x 6' 5" (2.54m x 1.96m)

With a door into the garage, door to the rear garden and a UPVC window to the rear aspect.

Dining Kitchen

9' 8" x 11' 8" (2.95m x 3.56m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, extractor fan, integrated fridge freezer, washing machine, island unit with cupboard storage, cupboard housing the boiler, tiled splash back, tiled flooring and a UPVC double glazed window to the front aspect.

Sun Room

13' 11" x 15' 5" (4.24m x 4.70m)

UPVC construction, French doors into the garden, laminate flooring, spot lights to the ceiling, a gas central heating radiator and tiled roof.

Landing

With a storage cupboard and access to the loft.

Bedroom One

18' 3" x 8' 4" (5.56m x 2.54m)

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

Ensuite

A suite consisting of low level flush WC, wash hand basin set in a vanity unit, shower cubicle, spot lights to the ceiling and a UPVC double glazed window to the front aspect.

Bedroom Two

9' 6" x 11' 8" (2.90m x 3.56m)

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

Bedroom Three

11' 5" x 9' 5" (3.48m x 2.87m)

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

Bedroom Four

6' 5" x 9' 8" (1.96m x 2.95m)

With a UPVC double glazed window to the rear aspect, shelved storage cupboard 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, shower cubicle with electric shower, vinyl floor covering, fully tiled walls, gas central heating radiator and a UPVC double glazed window to the front aspect.

Front Garden

With a large driveway and buffer lawn.

Rear Garden

With a lawned garden to the rear, planting to the boarders, patio seating area and a timber fence surround.

Garage

8' 4" x 16' 6" (2.54m x 5.03m)

Up and over door and door into the office.

Vendors Comments

Solar Panels are not included with the price, but the vendor will negotiate.





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- ***GUIDE PRICE £250.000 £260.000***
- Four Bedroom Semi-Detached Home
- Downstairs WC
- Ensuite To Master Bedroom
- Two Reception Rooms & Sun Room

Tenure: Freehold EPC Rating: B

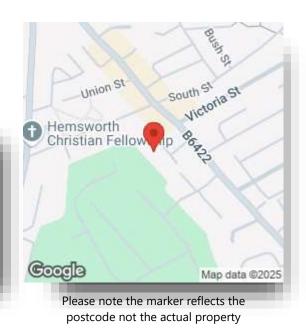
guide price

£250,000 - £260,000





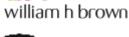




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