



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 borders, 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.



view this property online williamhbrown.co.uk/Property/PON118448



Welcome to

Springwell Court, Hemsworth Pontefract

- ***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



view this property online williamhbrown.co.uk/Property/PON118448

Please note the marker reflects the postcode not the actual property



Property Ref:
PON118448 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk