



**Ranmoor ,Little Hemsworth, Hemsworth PONTEFRACT WF9 4BH**



**Welcome to**

**Ranmoor, Little Hemsworth, Hemsworth PONTEFRACT**

\*\*\* WOW WOW WOW \*\*\* This STUNNING four bedroom stone built detached residence is IMMACULATEDLY presented and offers bright and spacious living area throughout. Newly fitted kitchen. Boasting a private garden with woodland views, enclosed driveway and detached garage. This home is READY TO MOVE INTO!!



### **Entrance Hall**

With a composite front entrance door with side glass panels and tiled flooring, two gas central heating radiators and an under stairs storage cupboard.

### **Wc**

With a low level flush WC, wash hand basin set in vanity unit, extractor fan, tiled flooring, spot lights to the ceiling, tiled floor and a towel rail.

### **Study**

11' 7" x 6' 6" ( 3.53m x 1.98m )

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

### **Lounge/ Dining Room**

22' 8" x 16' 5" ( 6.91m x 5.00m )

With a UPVC double glazed bay window to the side, UPVC double glazed window to the side aspect, two gas central heating radiators and a focal exposed brick fire place with an electric fire and slate hearth.

### **Dining Kitchen**

23' 4" x 12' 4" ( 7.11m x 3.76m )

A fitted kitchen consisting of wall, base and draw units with Quartz work surfaces over, integrated double electric ovens with a plate warmer, 5 ring induction hob, sink and drainer, space for a free standing fridge freezer, breakfast bar which seats 4 people, dishwasher, tiled flooring, spot lights to the ceiling, built in wine rack, gas central heating radiator and two UPVC double glazed windows to the side aspect.

### **Utility Room**

6' 9" x 6' 1" ( 2.06m x 1.85m )

With a range of wall and base units with work surfaces, circular sink, plumbing for a washing machine, wall mounted gas central heating boiler, extractor fan, tiled splash areas and tiled floor, central heating radiator and a double glazed window to the front aspect.

### **Landing**

With a UPVC double glazed window to the rear aspect, a gas central heating radiator and access to all bedrooms and family bathroom.

### **Master Bedroom**

15' 10" x 14' 9" ( 4.83m x 4.50m )

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

### **Dressing Room**

13' 2" x 7' 6" ( 4.01m x 2.29m )

With a double glazed window to the side aspect.

### **Ensuite**

A suite consisting of a low level flush WC, his and hers wash hand basin, walk in shower cubicle, fully tiled walls and flooring, a gas central heating radiator and a double glazed window to the front aspect.

### **Bedroom Two**

11' 2" x 12' 5" ( 3.40m x 3.78m )

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

### **Ensuite**

A suite consisting of a low level flush WC, hand wash basin set in vanity unit, walk in shower cubicle, tiled flooring, an extractor fan and a double glazed window to the side aspect.

### **Bedroom Three**

12' 6" x 11' 2" ( 3.81m x 3.40m )

With access to the loft, a central heating radiator and double glazed window to the side.

### **Bedroom Four**

13' 3" x 11' 10" ( 4.04m x 3.61m )

With a double glazed window to the side aspect and a central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, a Jacuzzi bath, shower cubicle, part tiled to walls, tiled flooring, spot lights to the ceiling and a UPVC double glazed window to the front aspect.

### **Front Garden**

A large block paved multi car parking driveway, double wrought iron gates, lamp post, pebble to the borders and a detached garage.

### **Rear Garden**

A large neatly laid lawn, summer house with hot tub, patio seating area with steps down to the lawn and a timber fence and hedge surround.

### **Garage**

With an up and over door.



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## **Ranmoor Little Hemsworth, Hemsworth PONTEFRACT**

- Four Bedroom Detached Home
- Two Reception Rooms
- Ensuite to Master With Dressing Room
- Stunning Kitchen Diner
- Front Garden, Rear Garden and Detached Garage

Tenure: Freehold EPC Rating: C

offers in the region of

**£525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118289 - 0003

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