

Ranmoor ,Little Hemsworth, Hemsworth PONTEFRACT WF9 4BH

william h brown

## Welcome to

## Ranmoor, Little Hemsworth, Hemsworth PONTEFRACT

\*\*\* WOW WOW WOW \*\*\* This STUNNING four bedroom stone built detached residence is IMMACULATELY 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" ( $3.53m \times 1.98m$ ) With a gas central heating radiator and a UPVC double glazed window to the rear aspect.

#### Lounge/ Dining Room

22' 8" x 16' 5" ( $6.91 \text{m} \times 5.00 \text{m}$ ) 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" (  $4.01m \times 2.29m$  ) 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 boarders 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.





## Welcome to

# 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





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Property Ref:

PON118289 - 0003

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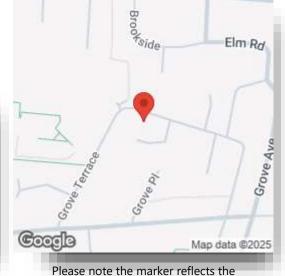
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postcode not the actual property