



Ranmoor, Little Hemsworth, Hemsworth PONTEFRAC T WF9 4BH

Welcome to

Ranmoor, Little Hemsworth, Hemsworth PONTEFRACT

GUIDE PRICE £490,000-£500,000. 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.



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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Welcome to

Ranmoor, Little Hemsworth, Hemsworth PONTEFRACT

- GUIDE PRICE £490,000-£500,000
- Four Bedroom Detached Home
- Two Reception Rooms
- Ensuite to Master With Dressing Room
- Stunning Kitchen Diner

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£490,000 - £500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118289 - 0007

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