



Meadow Croft, Hemsworth Pontefract WF9 4HS

Welcome to

Meadow Croft, Hemsworth Pontefract

GUIDE PRICE £310,000 - £320,000 This stunning four-bedroom family home in Hemsworth is finished to a show home standard. It features a living room, dining room, downstairs WC, and master ensuite. A driveway leads to the garage, while the fully enclosed rear garden is perfect for entertaining.



Entrance Hall

With a front entrance door, laminate flooring, two UPVC triple glazed windows to the front and side and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, laminate flooring, extractor fan and a gas central heating radiator.

Lounge

18' 10" x 11' 1" (5.74m x 3.38m)

With a UPVC triple glazed bay window to the front and window to the side aspect, laminate flooring and a gas central heating radiator.

Kitchen

18' 2" x 11' (5.54m x 3.35m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, sink and drainer, integrated appliances; dishwasher, washing machine, electric oven, microwave, electric hob and fridge freezer. Tiled to splash back, laminate flooring, spot lights to the ceiling, gas central heating radiator, double doors to the rear and a UPVC triple glazed window to the rear aspect.

Landing

With access to the boarded loft with ladder, storage cupboard and a gas central heating radiator.

Bedroom One

17' 10" x 9' 7" (5.44m x 2.92m)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, extractor fan, spot lights to the ceiling, vinyl floor covering, fully tiled, a heated towel rail and a UPVC triple glazed window to the rear aspect.

Bedroom Two

13' 9" x 10' 7" (4.19m x 3.23m)

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

Bedroom Three

13' 8" x 9' 11" (4.17m x 3.02m)

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

Bedroom Four

8' 9" x 7' 10" (2.67m x 2.39m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, fully tiled walls, extractor fan, spot lights to the ceiling, vinyl floor covering, towel rail and a UPVC triple glazed window to the front aspect.

Front Garden

Double driveway and lawn.

Rear Garden

A paved patio area, lawn and timber fence surround.

Attached Garage

22' 8" x 9' 9" (6.91m x 2.97m)

With an up and over door and an EV point.



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Meadow Croft, Hemsworth Pontefract

- ***GUIDE PRICE £310,000 - £320,000***
- Four Bedroom Detached Home
- Ensuite To Master Bedroom
- Downstairs WC
- Driveway & Garage

Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£310,000 - £320,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118649 - 0003

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