

Everdale Mount, Hemsworth Pontefract WF9 4PR

welcome to

Everdale Mount, Hemsworth Pontefract

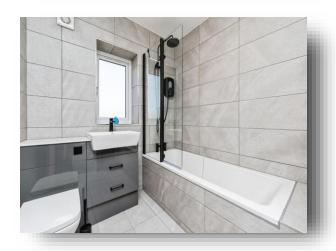
GUIDE PRICE £260,000 - £270,000 This newly built property comprises of a spacious kitchen/diner, a large lounge, family bathroom and separate WC, Three double bedrooms, landscaped garden and private driveway.

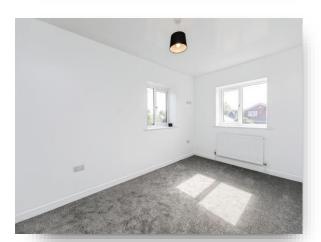












Entrance Hall

With a front entrance composite door and tiled flooring.

Wc

With a low level flush WC, wash hand basin set in a vanity unit, part tiled to the walls and spot lights to the ceiling.

Lounge

18' 11" x 16' 3" (5.77m x 4.95m)

With Two UPVC double glazed windows to the side and two UPVC double glazed windows to the front aspect.

Kitchen

13' 3" max x 12' 6" (4.04m max x 3.81m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, integrated electric oven and hob with cooker hood, composite sink and drainer, integrated fridge freezer, integrated washing machine and dishwasher, under stairs storage cupboard, double door to the side and ceramic tiled flooring.

Landing

With access to the loft and a radiator.

Bedroom One

14' 2" + recess x 8' 8" + recess (4.32m + recess x 2.64m + recess)

With two UPVC double glazed windows to the front and side aspects, over stairs cupboard housing the hot water tank and a radiator.

Bedroom Two

10' 7" x 7' 8" (3.23m x 2.34m) With a UPVC double glazed window to the side aspect and a radiator.

Bedroom Three

10' 3" \times 9' 5" + recess ($3.12m \times 2.87m + recess$) With two UPVC double glazed windows to the front and side aspect and a radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with electric shower over, extractor fan, fully tiled, towel rail and a UPVC double glazed window to the side aspect.

Front Garden

Block paved double driveway, artificial lawn, paved to the side, EV point and fence surround.





welcome to

Everdale Mount, Hemsworth Pontefract

- ***GUIDE PRICE £260,000 £270,000***
- Three Bedroom Detached Home
- NO ONWARD CHAIN
- Downstairs WC
- **Double Driveway**

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£260,000







Coogle Map data @2025

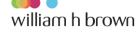
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON118708



Property Ref: PON118708 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) 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 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.







01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk

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.