



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" x 9' 5" + recess (3.12m x 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.



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



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



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 would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these 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.

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.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk