



Royd Moor Lane, Hemsworth Pontefract WF9 5LR

Welcome to

Royd Moor Lane, Hemsworth Pontefract

GUIDE PRICE £490,000 - £500,000 The property comprises of a large lounge/diner, kitchen, downstairs WC, 3 bedrooms, family bathroom, integral garage, roof terrace and attractive gardens to the front and rear.



Entrance Hall

With a front entrance door and a gas central heating radiator.

Wc

With a low level flush WC and wash hand basin.

Lounge/ Dining Area

35' 4" x 13' 10" (10.77m x 4.22m)

With double doors to the front, two UPVC double glazed windows to the side and one to the front, open gas fire with a stone fire surround and three gas central heating radiators.

Kitchen

18' 6" x 15' 6" max (5.64m x 4.72m max)

In an L shaped room is this fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric hob, two electric ovens with an extractor fan, integrated dishwasher, laminate flooring, sliding door to the rear and two UPVC double glazed windows to the front and rear aspect.

Landing

With access to the loft and a storage cupboard housing the boiler.

Bedroom One

14' x 12' 11" + recess (4.27m x 3.94m + recess)

With two UPVC double glazed windows to the front and side aspects, fitted wardrobes and a gas central heating radiator.

Bedroom Two

8' x 12' 11" (2.44m x 3.94m)

With a UPVC double glazed window to the rear aspect, a gas central heating radiator and a door to the balcony

Bedroom Three

10' 9" x 12' (3.28m x 3.66m)

With a UPVC double glazed window to the side aspect and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath, shower cubicle, vinyl flooring, towel rail and a UPVC double glazed window to the rear aspect.

Front Garden

A large resin driveway, large garden, mature trees and hedge surround.

Rear Garden

Lawned garden with paved patio seating area, fish pond, green house, mature trees and hedges and fenced to the boundary.



view this property online williamhbrown.co.uk/Property/PON118510



Welcome to

Royd Moor Lane, Hemsworth Pontefract

- ***GUIDE PRICE £490,000 - £500,000***
- Three Bedroom Detached Home
- Downstairs WC
- Driveway And Garage
- Local Amenities

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

guide price

£490,000 - £500,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON118510



Property Ref:
PON118510 - 0002

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