



**Marsden Mews, Hemsworth Pontefract WF9 4SY**



***Welcome to***

**Marsden Mews, Hemsworth Pontefract**

Three-Bedroom End Townhouse in Hemsworth charming home features a lounge, kitchen with patio doors, three bedrooms, and a bathroom. Outside, enjoy off-street parking, a fully enclosed garden with a patio, soft play area, raised decking, and stylish seating. Viewing recommended!



### **Entrance Hall**

A composite front entrance door and luxury vinyl tile flooring.

### **Wc**

With a low level flush WC, wash hand basin, luxury vinyl tile flooring and a gas central heating radiator.

### **Lounge**

13' 8" x 15' 11" ( 4.17m x 4.85m )

With a UPVC double glazed French door to the rear, UPVC double glazed window to the rear, under stairs storage cupboard and two gas central heating radiators.

### **Kitchen**

7' 11" x 10' 5" ( 2.41m x 3.17m )

A fitted kitchen consisting wall, base and drawer units with work surfaces over, gas hob, electric oven, extractor fan, plumbing for washing machine, slim line dish washer, space for a fridge freezer, breakfast bar, tiled splash back, luxury vinyl tile and a UPVC double glazed window to the front aspect.

### **Landing**

With a cupboard housing the combi boiler and access to the boarded loft with a pull down ladder.

### **Bedroom One**

8' 5" x 12' 9" ( 2.57m x 3.89m )

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

### **Bedroom Two**

8' 6" x 9' 10" ( 2.59m x 3.00m )

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

### **Bedroom Three**

6' 10" x 6' 3" ( 2.08m x 1.91m )

With a UPVC double 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, part tiled, luxury vinyl tile flooring, chrome heated towel rail and a UPVC double glazed window to the front aspect.

### **Front Garden**

With a driveway to the front and side providing ample off street parking.

### **Rear Garden**

A soft play area with climbing wall, decking and Wendy house to the lower and raised decking seating area and patio to the upper, timber fence surround and a grass lawn.

### **Container**

20' x 8' ( 6.10m x 2.44m )

A steel office with a single door pedestrian door, windows to both ends and electrics.

### **Summerhouse/Office**

12' x 10' ( 3.66m x 3.05m )

An insulated wooden constructed summerhouse, double doors, windows and electrics.



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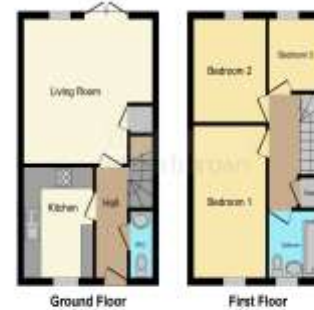
## **Marsden Mews, Hemsworth Pontefract**

- Three Bedroom End Townhouse
- Downstairs WC
- Modern Housing Development
- Landscaped Tiered Rear Garden with Soft Play Area
- Driveway

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£200,000**



Please note the marker reflects the postcode not the actual property

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