



**Ferndale Place, Hemsworth Pontefract WF9 4RZ**

***Welcome to***

**Ferndale Place, Hemsworth Pontefract**

Spacious three-bedroom semi in Hemsworth with bay-fronted lounge, dining room opening to rear garden, kitchen, WC, and family bathroom. Shared driveway leads to garage. Front and rear gardens offer easy outdoor living. Ideal for families or investors.



### Entrance Hall

With a UPVC front entrance door, window to the side and a gas central heating radiator.

### Wc

With a low level flush WC, part tiled to walls and a window to the side aspect.

### Lounge

14' 6" x 11' 10" ( 4.42m x 3.61m )

With a UPVC bay window to the front aspect, timber shelf, slate hearth with electric fire and a gas central heating radiator.

### Dining Room

10' 5" x 9' 5" ( 3.17m x 2.87m )

With UPVC French doors to the rear aspect, laminate flooring, storage cupboard and a gas central heating radiator.

### Kitchen

11' 4" x 8' 5" ( 3.45m x 2.57m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric hob, electric oven, plumbing for washing machine, space for free standing fridge freezer, tiled flooring and splash back and a UPVC double glazed window to the rear aspect.

### Landing

With a UPVC double glazed window to the side aspect and access to the boarded loft.

### Bedroom One

12' 6" x 11' 7" ( 3.81m x 3.53m )

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

### Bedroom Two

11' 8" x 9' 6" ( 3.56m x 2.90m )

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

### Bedroom Three

9' 9" x 8' 9" ( 2.97m x 2.67m )

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

### Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath, fully tiled, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

### Loft

Fully boarded loft, excellent storage, accessed via loft ladder.

### Front Garden

A shared driveway to the front and a small lawned garden area.

### Rear Garden

A lawned garden, garden shed, detached garage and a timber fence surround.

### Garage

With an electric door and electrics.



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## **Ferndale Place, Hemsworth Pontefract**

- Three Bedroom Semi-Detached Home
- Downstairs WC
- Two Reception Rooms
- Shared Driveway
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

**£155,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118867 - 0002

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