



**Keepers Rise, Hemsworth Pontefract WF9 4FL**



**Welcome to**

**Keepers Rise, Hemsworth Pontefract**

\*\*\*GUIDE PRICE £210,000 - £220,000\*\*\*Modern three-storey, three-bedroom semi-detached townhouse in Hemsworth. Features kitchen diner, lounge, master with ensuite, driveway, and enclosed rear garden. Located on a popular development with great amenities and transport links.



### **Entrance Hall**

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

### **Wc**

With a low level flush WC, wash hand basin, vinyl flooring and a UPVC double glazed window to the side aspect.

### **Lounge**

14' 11" into bay x 11' 7" ( 4.55m into bay x 3.53m )

With a bay window and gas central heating radiator.

### **Kitchen**

13' 1" x 8' 7" ( 3.99m x 2.62m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, integrated gas hob, electric oven, extractor hood, fridge freezer, dishwasher, washing machine, part tiled to the walls, under stairs storage, vinyl floor covering, radiator, double door to the rear and a UPVC double glazed window to the rear aspect.

### **Landing**

With a storage cupboard and a gas central heating radiator.

### **Bedroom Two**

8' 9" x 14' 8" ( 2.67m x 4.47m )

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

### **Bedroom Three**

8' 1" x 9' 5" ( 2.46m x 2.87m )

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

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, extractor fan, vinyl flooring, part tiled walls, gas central heating radiator and a UPVC double glazed window to the side aspect.

### **Second Floor Landing**

With a window to the front aspect.

### **Bedroom One**

18' 7" x 14' 8" ( 5.66m x 4.47m )

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

### **Ensuite**

A suite consisting of a low level flush WC wash hand basin, shower cubicle, part tiled, extractor fan, vinyl flooring, storage to the eaves, gas central heating radiator and sky light.

### **Front Exterior**

A double driveway to the front, electric sockets and access to the rear via gate.

### **Rear Garden**

A lawned garden, paved area, decked area and wooden fence surround.



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## **Keepers Rise, Hemsworth Pontefract**

- \*\*\*GUIDE PRICE £210,000 - £220,000\*\*\*
- Three Bedroom Semi-Detached Home
- Three Storey Living
- Downstairs WC
- Ensuite To Master Bedroom

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

guide price

**£210,000 - £220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON118828 - 0003

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