

Keepers Rise, Hemsworth Pontefract WF9 4FL

Welcome to

Keepers Rise, Hemsworth Pontefract

GUIDE PRICE £210,000 - £220,000Modern 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 eves, 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.





Welcome to

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

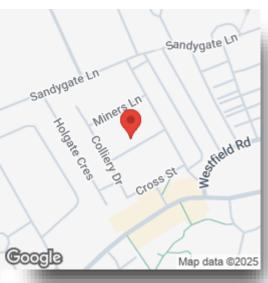
guide price

£210,000 - £220,000









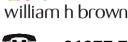
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON118828



Property Ref: PON118828 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.







Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk

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.