

Ringwood Way, Hemsworth Pontefract WF9 4SP



## Welcome to

# **Ringwood Way, Hemsworth Pontefract**

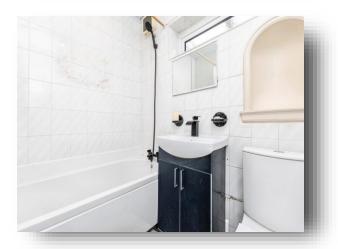
\*\*\*GUIDE PRICE £230,000 - £240,000\*\*\* Extended three bedroom detached bungalow in Hemsworth with kitchen, conservatory, en-suite to master, garage, and easy-maintenance garden. Close to shops, schools, parks, and excellent transport links to Wakefield, Doncaster, and Leeds.













#### **Entrance Hall**

A UPVC side entrance door, vinyl flooring, ceiling rose, sliding mirrored cupboard, access to the loft, underfloor warm air heater and an electric boiler for heating.

### **Lounge Diner**

29' 2" x 11' (8.89m x 3.35m)

With a UPVC double glazed window to the front and side aspects, open archway, gas fire with stone fire place and timber hearth, wall lights, coving to the ceiling, three ceiling roses and two underfloor warm air heaters.

#### Kitchen

14' 1" x 8' 7" ( 4.29m x 2.62m )

A fitted kitchen consisting of wooden wall, base and drawer units with laminate work surfaces over, stainless steel sink and half with drainer, integrated electric hob, chimney style extractor hood, built in ovens and microwave, space for washing machine and tumble dryer, space for fridge freezer, wine cupboard, part tiled to walls and splash back, panelled ceiling, spot lights underfloor warm air heater and a UPVC double glazed window to the side aspect.

#### **Bedroom One**

11' 1" x 14' (3.38m x 4.27m)

With sliding doors into the conservatory, fitted drawer units, fitted wardrobes and dressing table, ceiling rose and siding door into ensuite.

#### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bidet, shower cubicle, extractor fan, panelled ceiling, vinyl flooring, tiled walls, heated towel rail and a UPVC double glazed window to the rear aspect.

### Conservatory

7' 8" x 9' 6" ( 2.34m x 2.90m )

Brick and UPVC built, with a UPVC door to the rear garden, electric heater, dual aspect UPVC double glazed windows to the sides and a UPVC double

glazed window to the rear aspect.

#### **Bedroom Two**

10' x 8' 8" ( 3.05m x 2.64m ) With a UPVC double glazed window to the rear aspect and an underfloor warm air heater.

#### **Bedroom Three**

8' 9" x 7' 10" ( 2.67m x 2.39m ) With a UPVC double glazed window to the front aspect and an underfloor warm air heater.

#### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with shower over and curtain, extractor fan, towel rail, panelled ceiling, tiled walls, vinyl flooring and a UPVC double glazed window to the side aspect.

#### **Front Garden**

With double wrought iron gates, a large tandem driveway, car port, gate to the private front garden with pebbled area and hedge surround, outside light, gate to the rear garden and access to the garage.

#### Rear Garden

Paved rear garden, decked patio area, shrubs, CCTV camera, fence and brick wall surround.

### **Attached Garage**

With an up and over door.





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# **Ringwood Way, Hemsworth Pontefract**

- \*\*\*GUIDE PRICE £230,000 £240,000\*\*\*
- Three Bedroom Detached Bungalow
- NO ONWARD CHAIN
- Gas Furnace Heating
- Carport

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£230,000 - £240,000







Please note the marker reflects the postcode not the actual property

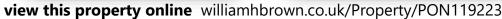
Piano with Lilian

Map data @2025

Ringwood Way

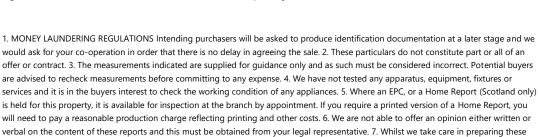
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william h brown Glenny





Property Ref: PON119223 - 0002 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 quidance 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.









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