



Ranmoor, Little Hemsworth, Hemsworth Pontefract WF9 4BH

Welcome to

Ranmoor, Little Hemsworth, Hemsworth Pontefract

Ask Us About Part Exchange! This stunning FOUR bedroom stone built detached property is IMMACULATELY presented and offers bright and SPACIOUS living area throughout. Newly fitted kitchen. A large private garden with woodland views, enclosed DRIVEWAY and DETACHED GARAGE.



Entrance Hall

With a composite front entrance door with side glass panels and tiled flooring, two gas central heating radiators and an under stairs storage cupboard.

Wc

With a low level flush WC, wash hand basin set in vanity unit, extractor fan, tiled flooring, spot lights to the ceiling, tiled floor and a towel rail.

Study

11' 7" x 6' 6" (3.53m x 1.98m)

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

Lounge/ Dining Room

22' 8" x 16' 5" (6.91m x 5.00m)

With a UPVC double glazed bay window to the side, UPVC double glazed window to the side aspect, two gas central heating radiators and a focal exposed brick fire place with an electric fire and slate hearth.

Dining Kitchen

23' 4" x 12' 4" (7.11m x 3.76m)

A fitted kitchen consisting of wall, base and draw units with Quartz work surfaces over, integrated double electric ovens with a plate warmer, 5 ring induction hob, sink and drainer, space for a free standing fridge freezer, breakfast bar which seats 4 people, dishwasher, tiled flooring, spot lights to the ceiling, built in wine rack, gas central heating radiator and two UPVC double glazed windows to the side aspect.

Utility Room

6' 9" x 6' 1" (2.06m x 1.85m)

With a range of wall and base units with work surfaces, circular sink, plumbing for a washing machine, wall mounted gas central heating boiler, extractor fan, tiled splash areas and tiled floor, central heating radiator and a double glazed window to the front aspect.

Landing

With a UPVC double glazed window to the rear aspect, a gas central heating radiator and access to all bedrooms and family bathroom.

Master Bedroom

15' 10" x 14' 9" (4.83m x 4.50m)

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

Dressing Room

13' 2" x 7' 6" (4.01m x 2.29m)

With a double glazed window to the side aspect.

Ensuite

A suite consisting of a low level flush WC, his and hers wash hand basin, walk in shower cubicle, fully tiled walls and flooring, a gas central heating radiator and a double glazed window to the front aspect.

Bedroom Two

11' 2" x 12' 5" (3.40m x 3.78m)

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

Ensuite

A suite consisting of a low level flush WC, hand wash basin set in vanity unit, walk in shower cubicle, tiled flooring, an extractor fan and a double glazed window to the side aspect.

Bedroom Three

12' 6" x 11' 2" (3.81m x 3.40m)

With access to the loft, a central heating radiator and double glazed window to the side.

Bedroom Four

13' 3" x 11' 10" (4.04m x 3.61m)

With a double glazed window to the side aspect and a central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, a Jacuzzi bath, shower cubicle, part tiled to walls, tiled flooring, spot lights to the ceiling and a UPVC double glazed window to the front aspect.

Front Garden

A large block paved multi car parking driveway, double wrought iron gates, lamp post, pebble to the borders and a detached garage.

Rear Garden

A large neatly laid lawn, summer house with hot tub, patio seating area with steps down to the lawn and a timber fence and hedge surround.

Garage

With an up and over door.



view this property online williamhbrown.co.uk/Property/PON119281



Welcome to

Ranmoor Little Hemsworth, Hemsworth Pontefract

- Four Bedroom Detached Home
- Two Reception Rooms
- Ensuite to Master With Dressing Room
- Stunning Kitchen Diner
- Front Garden, Rear Garden and Detached Garage

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

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PON119281](https://www.williamhbrown.co.uk/Property/PON119281)



Property Ref:
PON119281 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 guidance 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.

William H Brown Corp 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.

 **william h brown**
Incorporating
**Porter
Glenny**



01977 791406



Pontefract@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)