



Hardwick House, Hardwick Court, Pontefract WF8 3PB

Welcome to

Hardwick House, Hardwick Court, Pontefract

GUIDE PRICE £260,000 - £265,000 Stunning two bedroom apartment with open-plan kitchen/lounge, sleek bathroom, master with ensuite, and parking. Finished to an exceptional standard-modern, bright, and perfectly designed for comfort.



Entrance Porch

With a UPVC double glazed entrance door, side glass panels, laminate flooring, spot lights and pantry.

Lounge

22' 10" max x 20' 2" (6.96m max x 6.15m)

With a UPVC double glazed bi-fold doors to the front, media feature wall with built in electric log fire and spot lights to the ceiling.

Dining Kitchen

22' x 8' 2" (6.71m x 2.49m)

A fitted kitchen consisting Tamba wall cabinet, base and drawer units with quartz work surfaces over, pop up concealed sockets with USB ports, three built in ovens with wifi and pyrolytic, convectional microwave, warming drawer, extractor fan, ice machine, ceramic sink with a Quooker tap, wine fridge, under plinth and cupboard lighting, integrated washing machine and dishwasher, spot lights to the ceiling and a UPVC double glazed window to the front aspect.

Inner Hallway

With a cloak room and large storage cupboards with automatic lighting.

Bedroom One

15' 5" x 12' 6" (4.70m x 3.81m)

With a UPVC double glazed window to the rear aspect, panelled walls, laminate flooring, spot lights to the ceiling and two sets of built in mirrored wardrobes.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, walk in shower cubicle with screen, chrome heated towel rail, fully tiled walls and flooring and under floor heating.

Bedroom Two

11' 3" x 9' 2" (3.43m x 2.79m)

With a UPVC double glazed window to the rear aspect, built in mirrored wardrobe, laminate flooring, spot lights to the ceiling and a storage cupboard.

Shower Room

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, walk in shower cubicle with screen, chrome heated towel rail, fully tiled walls and flooring and a UPVC panelled ceiling.

Rear Garden

With a patio seating area and timber pergola.

Converted Garage

The garage is currently being used as an office having a built in pod, ideal for those looking to work from home, there is still further space in there for storage. In a block with an electric roll door.

Vendors Comments

There is a fitted desk in the pod and it is fully carpeted and wallpapered with 4 spotlights. It has a window facing outside with a fitted internal blind.

Plus 4 x electricity sockets. Wifi is easily reached from the apartment modem.

The leasehold is fully owned by the owners of the property.



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Welcome to

Hardwick House Hardwick Court, Pontefract

- ***GUIDE PRICE £260,000 - £265,000***
- Two Bedroom Ground Floor Apartment
- Spacious & Modern Throughout
- Immaculately Presented
- Top Quality Fixtures And Fittings

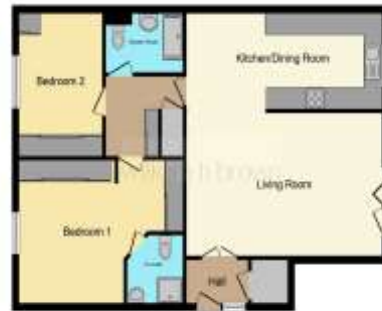
Tenure: Leasehold EPC Rating: D

Council Tax Band: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£260,000 - £265,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119231 - 0004

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