



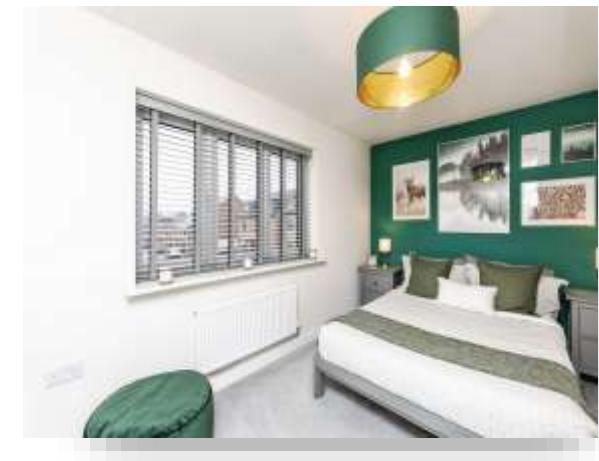
Sandygate Lane, Hemsworth Pontefract WF9 4FR

william
h brown

Welcome to

Sandygate Lane, Hemsworth Pontefract

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 excellent transport links.



Entrance Hall

With door to the front and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, vinyl flooring, spot lights to the ceiling, gas central heating radiator and a window to the front aspect.

Lounge

11' 9" x 14' 8" (3.58m x 4.47m)

With a double door to the rear, under stairs storage, laminate flooring and a gas central heating radiator.

Kitchen

13' 5" x 11' 6" (4.09m x 3.51m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, integrated electric hob, oven, glass splash back, fridge freezer, dishwasher, washing machine, extractor hood, stainless steel sink and drainer, tiled flooring, gas central heating radiator and a window to the front aspect.

Landing

With a storage cupboard and gas central heating radiator.

Bedroom Two

14' 8" x 8' 8" (4.47m x 2.64m)

With a window to the rear and a gas central heating radiator.

Bedroom Three

8' 1" x 9' 6" (2.46m x 2.90m)

With a window to the front 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, tiled flooring, towel radiator and a window to the side aspect.

Top Floor Bedroom One

16' 10" x 14' 7" (5.13m x 4.45m)

With window to the front aspect, sliding wardrobes and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower, extractor fan, sky light and storage to eves.

Front Garden

A block paved double driveway, EV charging point, paved path outside lights, CCTV camera and small shrub bed.

Rear Garden

With access from the side, paved path and patio, wooden shed, lawn, outside lights, CCTV cameras, shrub and tree to boundary with a timber fence surround.



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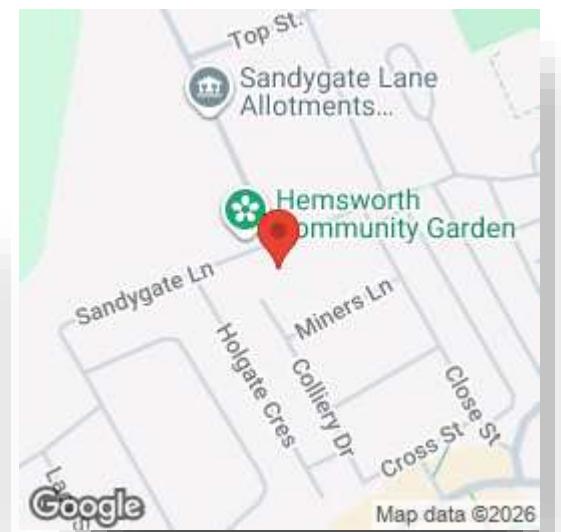
- Three Double Bedroom Semi-Detached Home
- Double Driveway With An EV Charging Point
- En-suite To Master Bedroom
- Downstairs WC
- Three Storey Living

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers over

£210,000



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Property Ref:
PON119380 - 0003

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Please note the marker reflects the postcode not the actual property

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