



**Hawthorne Grange, Pontefract WF8 1TP**



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## **Hawthorne Grange, Pontefract**

\*\*\*GUIDE PRICE £300,000-£325,000\*\*\*Four-bedroom detached home on sought-after Pontefract development. Features bay-fronted lounge, spacious kitchen/diner, utility, ensuite to master, double driveway with garage, and enclosed rear garden with decking-ideal for modern family living and entertaining.



### Entrance Hall

With a timber framed door, under stairs storage cupboard, wooden flooring and a gas central heating radiator.

### Wc

With a low level flush WC, wash hand basin, tiled flooring, gas central heating radiator and a UPVC double glazed window to the rear aspect.

### Lounge

15' 8" x 10' 2" ( 4.78m x 3.10m )

With a bay window to the front aspect, solid wood flooring and a gas central heating radiator.

### Kitchen

22' 10" x 8' 9" ( 6.96m x 2.67m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, extractor fan, integrated dishwasher, fridge freezer, stainless steel splash back, sink and drainer, tiled flooring, gas central heating radiator with cover and French doors and window to the rear aspects.

### Utility Room

5' 3" x 4' 10" ( 1.60m x 1.47m )

With a UPVC double glazed window to the rear and a door to the side, plumbing for washing machine and space for a tumble dryer.

### Landing

With a loft hatch housing the hot water tank.

### Bedroom One

10' 2" x 12' 6" max ( 3.10m x 3.81m max )

With a UPVC double glazed window to the front aspect, laminate flooring, fitted wardrobe and a gas central heating radiator.

### Ensuite

With a low level flush WC, wash hand basin, shower cubicle, tiled flooring and walls, a gas central heating radiator and a UPVC double glazed window to the front aspect.

### Bedroom Two

9' 9" x 10' 8" ( 2.97m x 3.25m )

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

### Bedroom Three

9' 7" x 10' 2" ( 2.92m x 3.10m )

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

### Bedroom Four

10' 3" x 12' 8" ( 3.12m x 3.86m )

With a UPVC double glazed window to the front aspect, laminate flooring and a gas central heating radiator.

### Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached with screen, fully tiled, a gas central heating radiator and a UPVC double glazed window to the rear aspect.

### Front Garden

A large lawned front garden, large block paved driveway leading up to the garage and access to the garage. A side gate leading down the side to the rear garden.

### Rear Garden

To the rear of the property is a fully enclosed garden with fenced boundaries and decked area.

### Garage

10' 5" x 20' 9" ( 3.17m x 6.32m )

Housing the boiler with roller electric door.



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## Hawthorne Grange, Pontefract

- \*\*\*GUIDE PRICE £300,000-£325,000\*\*\*
- Four Bedroom Detached Home
- Driveway & Garage
- Ensuite To Master Bedroom
- Downstairs WC & Utility Room

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

guide price

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON119270 - 0008

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