



Brettegate, Hemsworth Pontefract WF9 4NP

Welcome to

Brettegate, Hemsworth Pontefract

A deceptively spacious three bedroom semi-detached home in a popular Hemsworth location, offering an entrance hall, downstairs wet room, a comfortable lounge, and a modern dining kitchen. The first floor features three good sized bedrooms and a contemporary family bathroom.



Entrance Hall

With a front entrance door, tiled flooring, window to the front and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, chrome heated towel rail, fully tiled and a window to the side.

Lounge

13' 8" x 15' 6" (4.17m x 4.72m)

With French door to the rear, open wood and coal fire with surround and marble hearth and a gas central heating radiator.

Dining Kitchen

12' 4" x 10' 6" (3.76m x 3.20m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, plumbing for washing machine, integrated dishwasher, fridge freezer, built in microwave, under plinth light, tiled flooring, gas central heating radiator and windows to the rear and side.

Landing

With two windows to the front, access to the loft and a gas central heating radiator.

Bedroom One

17' 5" x 11' 5" (5.31m x 3.48m)

With a window to the front and rear, cupboard housing the boiler and a gas central heating radiator.

Bedroom Two

10' 3" x 10' 2" (3.12m x 3.10m)

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

Bedroom Three

10' 3" x 7' 7" (3.12m x 2.31m)

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, tiled Jacuzzi bath, spot lights to the ceiling, chrome heated towel rail and a window to the rear.

Front Garden

A low maintenance mainly pebbled garden and double gates.

Rear Garden

With an enclosed rear garden, garden shed, lawned garden, decked seating area and a timber fence surround.



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Welcome to

Brettegate, Hemsworth Pontefract

- Deceptively spacious three bedroom semi detached home in a popular Hemsworth location
- Entrance hall, downstairs wet room, spacious lounge, and modern dining kitchen
- Low maintenance front garden, attached garage, and enclosed rear garden
- Close to local amenities, well regarded schools, and excellent motorway links to the M62 and A1

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

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119452 - 0002

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