



**Southmoor Road, Hemsworth Pontefract WF9 4LZ**



***Welcome to***

**Southmoor Road, Hemsworth Pontefract**

Well-presented two bedroom semi-detached in Hemsworth with bay-window lounge and electric fire, dining room, kitchen, four-piece bathroom, driveway, detached garage, and private rear garden. Spacious family home near schools, shops, countryside, and Hemsworth Water Park.



### **Lounge**

12' 1" x 12' 7" ( 3.68m x 3.84m )

With a UPVC front entrance door with made to measure shutters, UPVC bay window to the front aspect, electric fire surround and two gas central heating radiators.

### **Dining Room**

15' 8" x 11' 10" ( 4.78m x 3.61m )

With a UPVC double glazed window to the side aspect, electric fire surround with inset marble with matching hearth, under stairs storage cupboard housing the boiler and gas central heating radiator.

### **Kitchen Diner**

14' 7" x 8' 4" ( 4.45m x 2.54m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, induction hob, electric oven, extractor fan, space for free standing fridge freezer, plumbing for washing machine, breakfast bar, gas central heating radiator, vinyl floor covering, tiled splash back, door to the side and a UPVC double glazed window to the rear aspect.

### **Landing**

With access to the loft and a window to the side.

### **Bedroom One**

11' 2" x 10' 9" ( 3.40m x 3.28m )

With a UPVC double glazed window to the front aspect with made to measure shutters, built in mirrored wardrobes to either side, polished floorboards and a gas central heating radiator.

### **Bedroom Two**

20' 3" x 8' 6" ( 6.17m x 2.59m )

With a UPVC double glazed window to the rear aspect, built in mirrored wardrobes and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath, walk in shower cubicle, fully tiled, wall mounted radiator and a window to the rear.

### **Front Garden**

With a tandem driveway, lawn and borders, double timber gates to the rear, brick wall surround.

### **Rear Garden**

A detached garage, patio area, lawned area, separate gravelled area, flower boarder, matured shrubs and trees and a timber fence surround.



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**Welcome to**

## **Southmoor Road, Hemsworth Pontefract**

- Two Bedroom Semi-Detached Home
- Driveway
- Detached Garage
- Large Private Rear Garden
- Spacious Rooms Throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119285 - 0004

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