

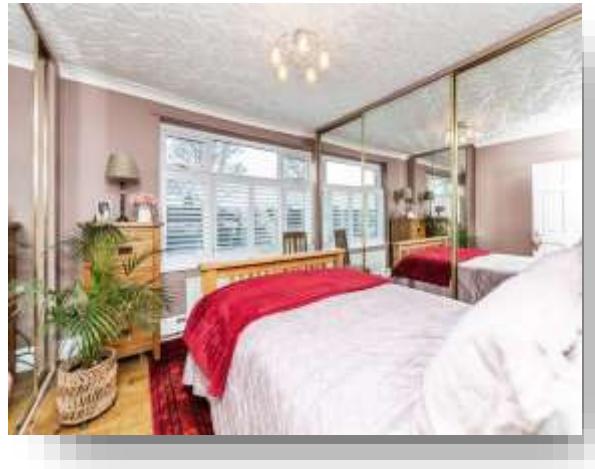
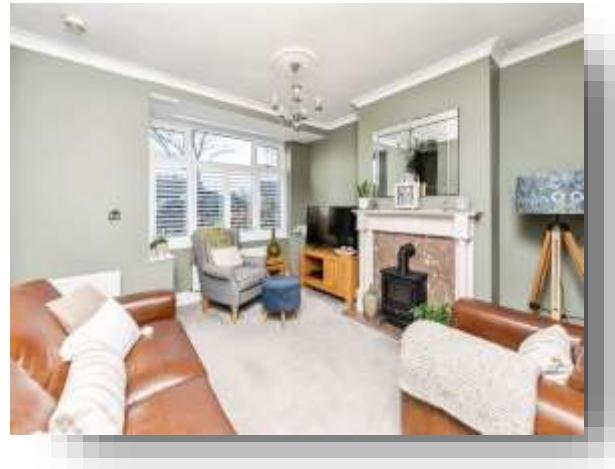


Southmoor Road, Hemsworth Pontefract WF9 4LZ

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 boarders, 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



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Property Ref:
PON119285 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Please note the marker reflects the postcode not the actual property

 **william h brown** Incorporating **Porter Glenny**



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