



**Badsworth Mews, Badsworth Pontefract WF9 1BG**

**Welcome to**

**Badsworth Mews, Badsworth Pontefract**

Two bedroom Cottage style end-terraced home, Tranquil village location. Modern dining kitchen and bathroom facilities. Full of charm and character. Allocated Parking. Ideal for the professional couple.



### **Entrance Hall**

With UPVC composite front entrance door, Karndean flooring and a gas central heating radiator.

### **Wc**

With a window to the front, low level flush WC, wash hand basin set in a vanity unit, Karndean flooring and a gas central heating radiator.

### **Lounge**

11' 4" x 18' 9" ( 3.45m x 5.71m )

With two windows to the front and rear aspects, stone fire place, stone hearth, built in units and two gas central heating radiators.

### **Kitchen**

15' 9" x 13' 7" ( 4.80m x 4.14m )

A fitted kitchen consisting of wall, base and drawer units with marble work surfaces over, gas hob, electric oven, extractor fan, Belfast sink, integrated washing machine, integral dishwasher, under stairs storage, Karndean Flooring, gas radiator with cover and a window to the side aspect.

### **Landing**

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

### **Bedroom One**

19' 1" x 11' 5" ( 5.82m x 3.48m )

With two windows to the front and rear aspects, built in wardrobes and a gas central heating radiator.

### **Bedroom Two**

13' 3" x 9' 8" ( 4.04m x 2.95m )

With a window to the side, loft hatch and a gas central heating radiator with cover.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached, part tiled to walls, tiled flooring, gas central heating radiator and a window to the front aspect.

### **Front Garden**

With a brick wall surround and outside light.



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**Welcome to**

## **Badsworth Mews, Badsworth Pontefract**

- NO CHAIN
- Downstairs WC
- Tranquil Village Location
- Character and Period Features throughout.
- Allocated Parking

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

# £270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119397 - 0009

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