



Sandygate Lane, Hemsworth Pontefract WF9 4FR

Welcome to

Sandygate Lane, Hemsworth Pontefract

Deceptively spacious and beautifully presented throughout, this four-bedroom family home is set over three floors and features a lounge, downstairs W.C., family bathroom, en suite to the principal bedroom, double driveway and enclosed rear garden. Viewing essential.



Entrance Hall

Downstairs Wc

Lounge

14' 8" x 11' 8" (4.47m x 3.56m)

Kitchen

10' 10" x 11' 6" (3.30m x 3.51m)

Landing

Bedroom Three

9' 4" x 14' 9" (2.84m x 4.50m)

Bedroom Four

9' 5" x 8' 5" (2.87m x 2.57m)

Bathroom

Top Floor Landing

Bedroom One

12' 10" x 9' 2" (3.91m x 2.79m)

Ensuite

Bedroom Two

14' 8" x 10' 3" (4.47m x 3.12m)

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Sandygate Lane, Hemsworth Pontefract

- Four Bedroom Three Storey Home
- Immaculately Presented
- Ensuite To Master Bedroom
- Modern Development
- Modern Kitchen Diner

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

offers over
£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119990 - 0002

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