



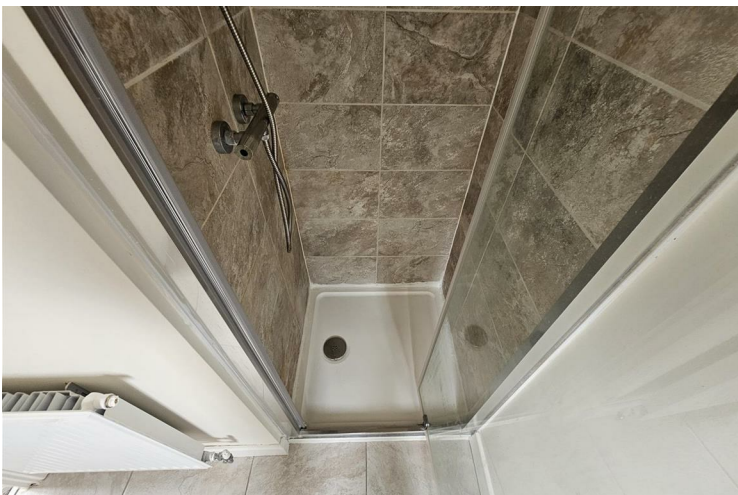
15 Miners Lane Pontefract

£220,000
FREEHOLD

This beautifully presented 4-bedroom townhouse, set across three spacious floors, is located in the desirable area of Hemsworth, Pontefract. The property is in excellent condition throughout, offering a modern and comfortable living experience for any family. Upon entering, you are greeted with a welcoming entrance hallway that leads to a well-appointed kitchen and a bright, airy living room with views and access to the rear garden. The ground floor also benefits from a convenient WC, one of the three toilets within the property. The first floor features two bedrooms and a family bathroom. Each room is tastefully decorated and enjoys ample natural light. The upper floor is dedicated to the impressive master bedroom, complete with its own en suite shower room, offering privacy and a touch of luxury. You will also find the fourth bedroom which is a good sized double. Externally, the property boasts off-road parking for two vehicles and a good-sized, well-maintained garden, ideal for entertaining or relaxing outdoors. Local amenities, including shops, schools, and leisure facilities, are all within easy reach, making day-to-day living a breeze. In addition, the property is conveniently located a short drive from the nearest train station, providing excellent transport links for commuters. This charming townhouse combines modern living with a convenient location, perfect for those seeking a well-kept home in Hemsworth. Don't miss the opportunity to make this property your own!







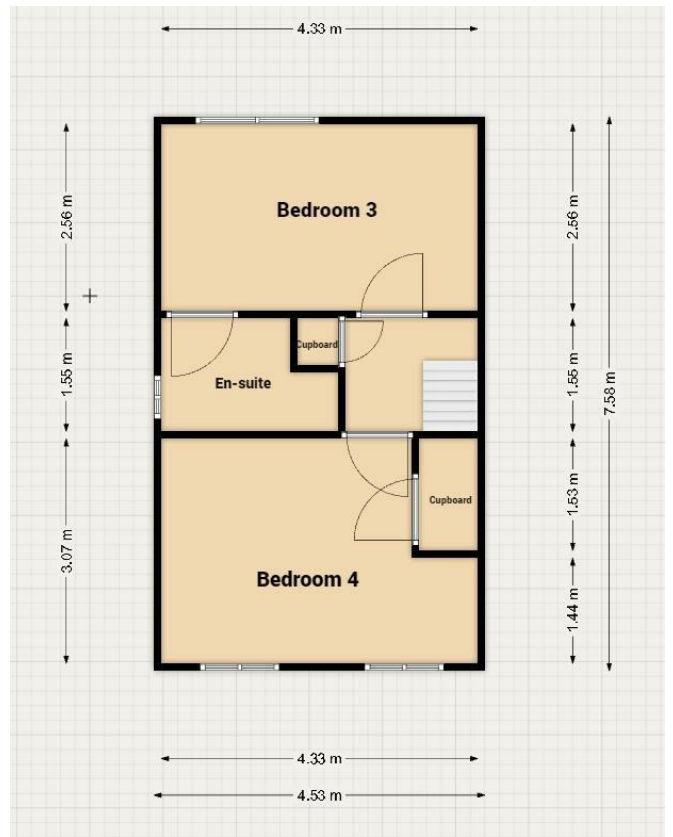
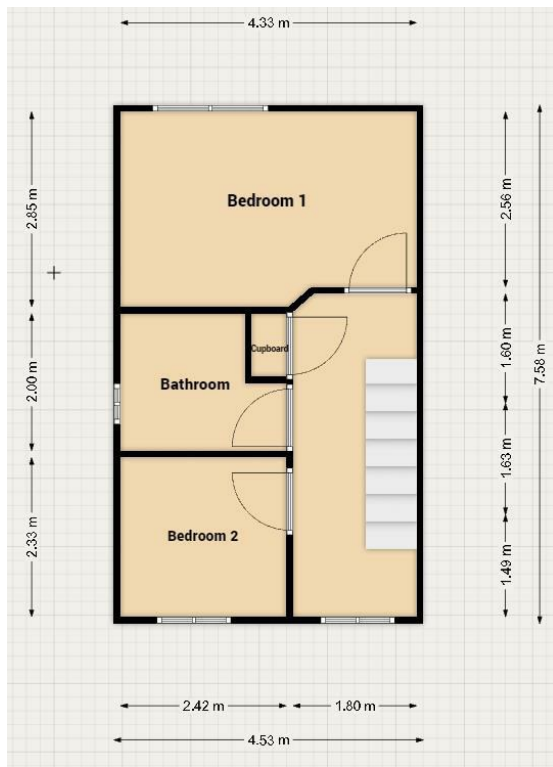




Additional Information

Local Authority -
Council Tax - Band C
Viewings - By Appointment Only

Floor Area - 1130.00 sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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