



## 23 Cottam Croft, Hemsworth, Pontefract, WF9 4HU

Welcome to this charming house located in the desirable area of Cottam Croft, Hemsworth, Pontefract. This delightful property, built in 1965, offers a generous living space of 947 square feet, making it an ideal home for families or those seeking a comfortable living environment.

As you enter, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The house boasts three bedrooms, two of which are large doubles, each designed to offer a peaceful retreat at the end of the day. The bathroom is well-appointed, ensuring convenience for all residents.

One of the standout features of this property is its stunning presentation throughout, showcasing a blend of modern comforts and classic charm. The interior is filled with natural light, enhancing the overall appeal of the home.

Additionally, the property benefits from off-street parking, accommodating multiple vehicles, which is a significant advantage in today's busy world. This feature adds to the convenience and practicality of the home, making it suitable for families with more than one car.

- STUNNING HOME - DONT MISS OUT
- 3 BEDROOMS
- OFF STREET PARKING FOR UPTO 4 CARS
- ENCLOSED GARDEN
- OPEN PLAN KITCHEN DINER
- CLOSE TO THE TOWN CENTRE

**£230,000**



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