



## 12 Walnut Walk, Hemsworth, Pontefract, WF9 4GB

Discover The Collingwood by Saul Homes, a beautifully appointed two bedroomed detached home with driveway. This cozy yet spacious home features a perfectly divided ground floor with an equally sized kitchen/dining area and a comfy lounge. Whether you're relaxing by the TV or cooking up a delicious dinner with friends and family, you'll have plenty of room to spread out. Upstairs, you'll find two good-sized bedrooms on either side of the bathroom. The main bedroom offers ample space for your own fitted wardrobes, and there's a handy storage cupboard off the landing. Perfect for families or individuals looking for a comfortable and stylish home.

Visit SAUL HOMES HEAD OFFICE, Burntwood Court, Common Road, Brierley Common, Brierley, S72 9ET.

- THE COLLINGWOOD
- NEW DEVELOPMENT - HEMSWORTH
- 2 Bed Semi-Detached
- Perfect for First Time Buyers
- Open Plan Kitchen / Dining
- Off Road Parking
- NB - Photos are artists impressions

£200,000



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	