

## 2 Hawthorn Drive, Hemsworth, Pontefract, WF9 4TT

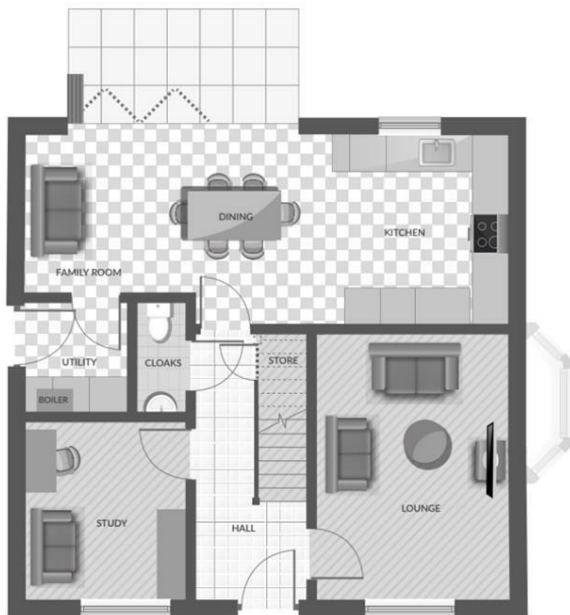
The stunning New Development in Hemsworth by Saul Homes brings you The Maple., a Luxury 4 Bed Detached home in Hemsworth. This spacious property offers a generous kitchen, dining and family area sitting at the rear of the house, with modern bi-folding doors leading to the garden. The Kitchen also has a separate utility room with downstairs WC. The lounge creates an additional family living area plus a Study ideal for anyone working from home. Upstairs, all four bedrooms have good proportions. The master bedroom has its own en-suite and Walk-in wardrobe. The main bathroom includes an over-bath shower, fully tiled walls in a choice of tile designs. To the side of the property there's a single garage and parking space for two cars. The home is perfect for families and commuters to the nearby towns. It's close to local shops parks and motorways.

Key Features:

SOLAR PANELS FITTED  
NEW DEVELOPMENT- OAKLANDS  
ELECTRIC CAR CHARGING POINT  
FULLY TILED BATHROOMS  
TURFED GARDENS

- THE MAPLE
- NEW BUILD - HEMSWORTH DEVELOPMENT
- 4 Bed Detached Home
- Master With En-Suite & Dressing Area
- Kitchen/Dining Area
- Study
- Utility Room & Store
- Garage & Parking
- \* Photos are artists Impressions \*

£370,000



| 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<br>2002/91/EC |           |