



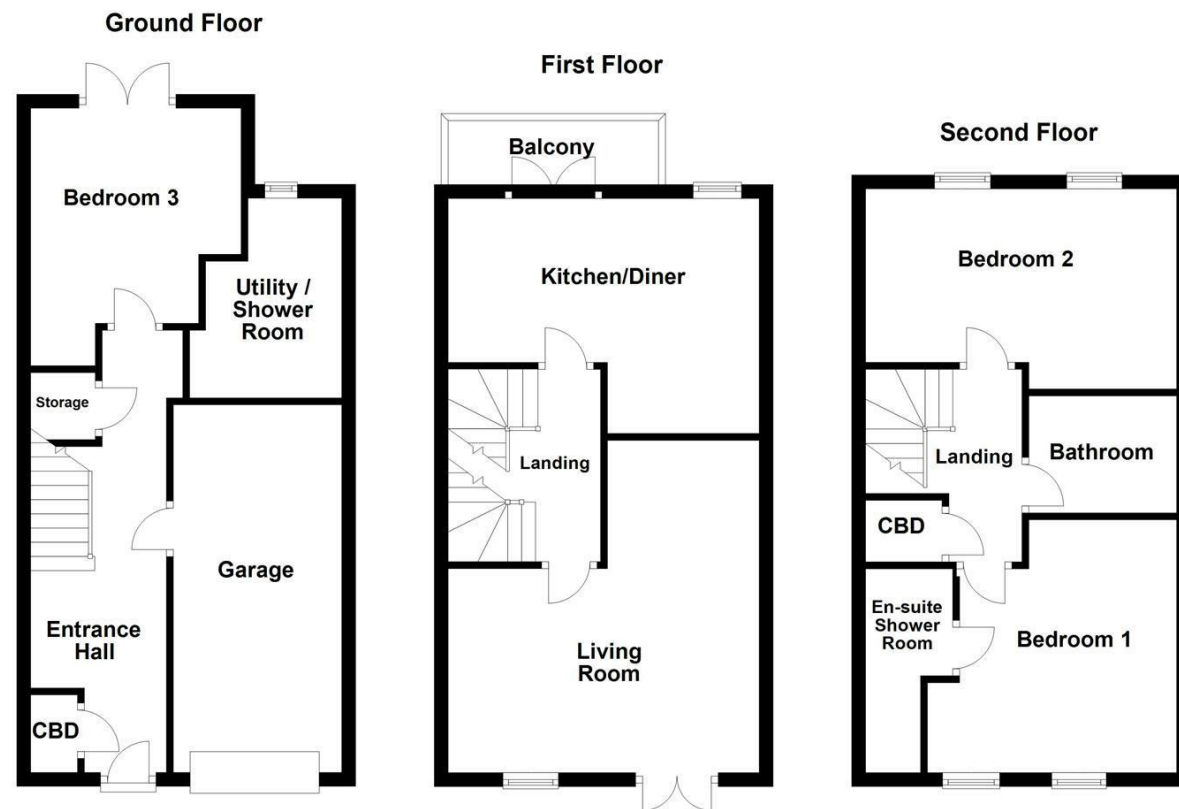
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62 Conisborough Way, Hemsworth, Pontefract, WF9 4UH

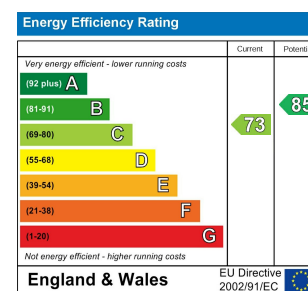
For Sale Freehold Offers Over £199,000

Situated on this modern development in Hemsworth is this three bedroom mid townhouse property with accommodation spanning over three floors, well proportioned and well presented throughout.

The property briefly comprises of the entrance hall, storage cupboard, understairs storage, bedroom three, utility/shower room and the integral garage. The first floor landing leads to the kitchen/diner and the living room with balcony. A further set of stairs leads to the second floor leading which leads to two further bedrooms with bedroom one boasting en suite shower facilities and the house bathroom/w.c. Outside to the front there is a tarmac driveway leading to the single integral garage and a paved pathway leading to the front door. To the rear, there is an artificial lawn with a decked patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

Hemsworth plays host to a range of amenities including shops and schools with main bus routes running to neighbouring towns such as Wakefield and Barnsley. Fitzwilliam train station is only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly advised to avoid disappointment.



FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,

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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

Central heating radiator, stairs to the first floor landing with understairs storage and doors to a storage cupboard, bedroom three, garage and utility/shower room.

GARAGE

8'6" x 17'11" [2.60m x 5.47m]

Up and over door and light within.

UTILITY/SHOWER ROOM/W.C.

9'5" x 7'3" [max] x 4'5" [min] [2.88m x 2.22m [max] x 1.37m [min]]

UPVC double glazed frosted window to the rear, space and plumbing for a washing machine with laminate work surface over and tiled splash back. Low flush w.c., pedestal wash basin with mixer tap, shower cubicle with shower head attachment and glass shower screen. Extractor fan, central heating radiator and the boiler is housed in here.

BEDROOM THREE

12'1" x 10'4" [max] x 3'1" [min] [3.7m x 3.17m [max] x 0.94m [min]]

Central heating radiator and a set of UPVC double glazed French doors leading out to the rear garden.

FIRST FLOOR LANDING

Stairs to the second floor landing, central heating radiator and doors to the kitchen/diner and living room.

LIVING ROOM

15'5" x 15'8" [max] x 9'8" [min] [4.7m x 4.78m [max] x 2.95m [min]]

UPVC double glazed window to the front, UPVC double glazed French doors with Juliet style balcony and two central heating radiators.



KITCHEN/DINER

15'5" x 11'2" [max] x 7'8" [min] [4.7m x 3.42m [max] x 2.36m [min]]

Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back, space and plumbing for a fridge/freezer, integrated double oven with four ring gas hob with extractor hood above. UPVC double glazed window to the rear, set of UPVC double glazed French doors leading to the balcony and central heating radiator.



BALCONY

3'5" x 9'10" [1.05m x 3.02]

Decked balcony with iron railings surrounding looking out to the rear garden.

SECOND FLOOR LANDING

Central heating radiator, doors to upstairs storage, two bedrooms and the house bathroom.

BEDROOM ONE

10'2" x 10'1" [max] x 7'6" [min] [3.11m x 3.09m [max] x 2.31m [min]]

Two UPVC double glazed windows to the front, central heating radiator, fitted wardrobes with partially mirrored doors and door through to the en suite shower room.



EN SUITE SHOWER ROOM

4'0" x 9'9" [max] x 5'6" [min] [1.22m x 2.98m [max] x 1.69m [min]]

Central heating radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with shower head attachment and glass shower screen.

BEDROOM TWO

13'6" x 9'1" [max] x 7'10" [min] [4.14m x 2.77m [max] x 2.39m [min]]

Two UPVC double glazed windows to the rear, central heating radiator and fitted wardrobes.

BATHROOM/W.C.

7'7" x 5'6" [2.32m x 1.68m]

Extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap, bath with mixer tap and shower head attachment.



OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking for one vehicle leading to the single integral garage with up and over door and a paved pathway to the front door. To the rear there is an artificial lawn incorporating a decked patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is D.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.