



49 Wortley Place, Hemsworth, WF9 4NN

Situated on Wortley Place, Hemsworth, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,054 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious living room leading to large kitchen and downstairs WC. The 3 bedrooms upstairs are airy and inviting and the house bathrooms offers a great space for relaxation.

Built in 1974, this residence has been maintained to a high standard, showcasing a blend of classic charm and contemporary functionality. The garden to the rear is large and looking out to open fields and is complemented by parking space for two vehicles, a valuable asset in today's busy world.

The location in Hemsworth is particularly appealing, offering a friendly community vibe while being conveniently close to local amenities, schools, and parks. This property presents an excellent opportunity for those looking to settle in a welcoming neighbourhood with all the essentials at hand.

In summary, this semi-detached house in Wortley Place is a wonderful opportunity for anyone seeking a comfortable

- LARGE 3 BEDROOM SEMI
- GARDEN IS LARGE WITH VIEWS ON TO OPEN FIELDS
- 2 PARKING SPACES
- GARAGE
- NEAR TO TOWN CENTRE
- GOOD TRANSPORT LINKS

£160,000



Floor 0



Floor 1



Approximate total area^m
76.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 