



4 Bed  
House - Detached  
located in Hemsworth



# 3 Conisborough Way Hemsworth Pontefract WF9 4UD



4



2



3



Asking price £375,000

\*\*\* DOUBLE GARAGE - NO UPWARD CHAIN ATTACHED \*\*\* Located off Station Road, Hemsworth, Pontefract, this delightful detached house on Conisborough Way offers a perfect blend of modern living and spacious comfort with a private garden and double garage. Built in 2006, the property boasts an impressive 1,368 square feet of well-designed space, making it an ideal family home.

Upon entering, you are greeted by three inviting reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy evening in the lounge, a formal gathering in the dining room, or a versatile space for play or study, this home caters to all your needs.

The property features four generously sized bedrooms, ensuring that everyone has their own private sanctuary. With two well-appointed bathrooms, morning routines will be a breeze, accommodating the demands of family life with ease.

The location is particularly appealing, offering a peaceful residential setting while remaining conveniently close to local amenities, schools, and transport links. This makes it an excellent choice for families or anyone seeking a tranquil yet accessible lifestyle.

In summary, this detached house on Conisborough Way is a wonderful opportunity for those looking for a spacious and modern home. With its ample living space, well-proportioned bedrooms, and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

## Entrance Hall

The entrance hall greets you with clean lines and a bright atmosphere, featuring classic white doors with glass panes that open into adjoining rooms, setting a welcoming tone for the home.

## Living Room

17'11" x 12'0"

Spacious and inviting, the living room is shaped by a large window that allows natural light to fill the space. A focal point fireplace with a wooden mantel adds warmth and character, complemented by neutral carpeting and pale walls that create a calm and versatile setting.

## Dining Room

11'0" x 9'0"

The dining room offers clear access to the garden through double glazed doors, providing a pleasant view and easy flow to the outdoor space. Its neutral decor and compact size make it a comfortable place for family meals or intimate gatherings.

## Kitchen/Breakfast Room

10'11" x 10'10"

This well-appointed kitchen features light wood cabinetry with modern hardware, creating a warm and practical cooking space. A fitted oven and gas hob are integrated along with a dishwasher, while a window above the sink offers views outside and natural light. The adjoining utility room provides space for laundry appliances, enhancing functionality.

## Utility Room

The utility room is neatly fitted with cabinetry matching the kitchen and provides dedicated space for washing and drying appliances, keeping household chores organised and out of sight.

## WC

A practical downstairs WC has a simple design with a white suite including a toilet and pedestal basin. A small window allows natural light to keep the space bright and airy.

## Office

9'1" x 8'8"

This ground floor office is a bright and adaptable space that can be used as a home study or work area. It benefits from a double-glazed window and neutral decor, offering a quiet corner separate from the main living areas.

## Landing

The first-floor landing is a light and open area connecting the bedrooms and bathrooms. It features a white balustrade and a window that brings in daylight, helping to create an airy, spacious feel.

## Bedroom 1

15'3" max x 11'5" max

The main bedroom is generously sized, featuring a large window with a pleasant outlook and built-in wardrobes that provide ample storage. The neutral palette and carpeted floor make it a restful retreat.

## Ensuite

This well-presented ensuite shower room is fitted with a modern white suite, including a shower cubicle, basin, and toilet. A large mirror and neutral tiling complete this fresh and practical space.



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### Bedroom 2

12'4" max x 10'10" max

This bedroom is a comfortable double room with fitted wardrobes and a window overlooking the garden, allowing natural light to brighten the space.

### Bedroom 3

13'4" x 9'5"

Another well-proportioned double bedroom, this room features a built-in wardrobe and two windows that fill the space with light, creating a bright and inviting atmosphere.



### Bedroom 4

11'3" clear x 6'8" clear

A smaller bedroom, ideal for a child or guest room, with fitted wardrobes and a window providing natural light and views outside.



### Bathroom

The family bathroom offers a practical layout with a bath, shower cubicle, toilet, and basin, all in white. A window provides natural light, and tiled walls add to its clean, fresh feel.

### Rear Garden

The rear garden enjoys a private, leafy setting with a well-maintained lawn bordered by mature shrubs and plants. A terrace provides a pleasant outdoor seating area, ideal for relaxing or entertaining.

### Front Exterior

The front exterior of the property features a traditional brick facade with a bay window, set within a quiet cul-de-sac. There is a driveway leading to a detached double garage, providing ample parking and storage space.

### Garage

A detached double garage with traditional double doors offers secure parking and storage. It is set to the side of the property with a driveway leading up to it, enhancing convenience and accessibility.



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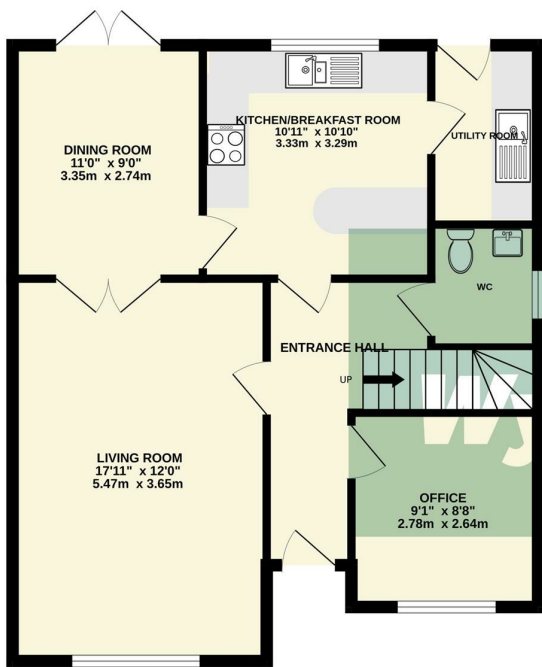


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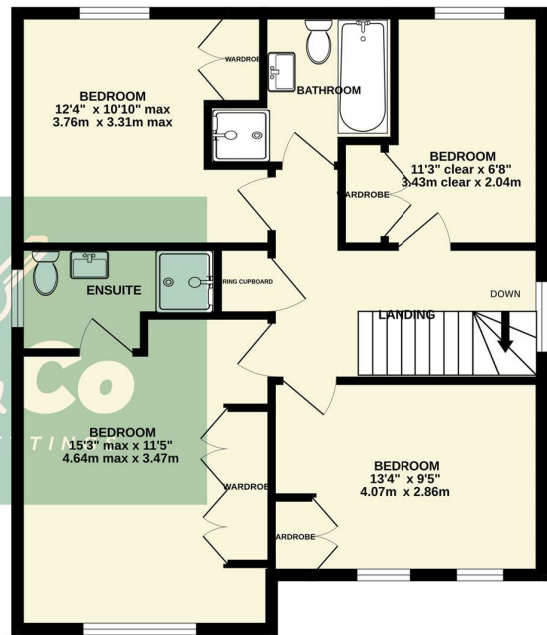




GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	

## DIRECTIONS

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