



Oak Tree Grove, Hemsworth Pontefract WF9 4TJ

Welcome to

Oak Tree Grove, Hemsworth Pontefract

WOW WOW WOW!!! CHECK OUT THIS FABULOUS HOME! A beautiful two bedroom semi-detached home located in Hemsworth. Well presented throughout, off street parking, and a fantastic, landscaped rear garden. Ideal for a first time buyer or young family.



Summary

Step into this inviting two bedroom semi-detached home located in the heart of Hemsworth. Combining modern comforts with traditional charm, this property is perfect for families, professionals, and anyone seeking a serene living environment. Enjoy the tranquillity of a beautifully landscaped rear garden ideal for summer BBQ's, gardening, or simply unwinding after a long day. A gated private driveway ensures parking isn't a hassle. A warm and welcoming entrance hall sets the tone for this delightful home and offers a convenient space for coats and shoes, leading you to the main living areas. The spacious lounge is perfect for relaxing with plenty of natural light creating a bright and airy atmosphere. The modern kitchen diner is the heart of the home with plenty of storage space and ample space for hosting guests. Upstairs there are two generous size bedrooms and a well appointed bathroom with contemporary fixtures and a separate WC for added convenience. Living in Hemsworth means you're part of a vibrant community with excellent amenities, schools, and transport links. Enjoy local parks, shops, and cafes, all within easy reach of your new home.

Entrance Hall

A rear entrance hallway, gas central heating radiator and UPVC double glazed window to the rear aspect.

Lounge

11' 3" x 15' 8" (3.43m x 4.78m)

With a UPVC double glazed front entrance door and window, focal fire place with inset gas fire and a gas central heating radiator.

Dining Kitchen

18' 1" x 7' 4" (5.51m x 2.24m)

A fitted kitchen consisting of wall and base units with work surfaces over, electric hob, electric oven, extractor fan, tiled splash back, downlights, tiled flooring, sink and drainer, gas central heating radiator and a UPVC double glazed window to the front aspect.

Landing

With a UPVC double glazed window, access to the loft and a storage cupboard.

Bedroom One

12' 10" x 11' 6" (3.91m x 3.51m)

With two UPVC double glazed windows to the front aspect and a gas central heating radiator.

Bedroom Two

11' 7" x 10' 7" (3.53m x 3.23m)

With a UPVC double glazed window to the front aspect.

Bathroom

A suite consisting of a wash hand basin, panelled bath with shower attached, fully tiled, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Separate Wc

With a low level flush WC, wash hand basin, tiled flooring and walls and a UPVC double glazed window to the rear aspect.

Front Garden

A gated driveway to the side of the property with small lawned buffer garden to the front with a brick wall surround.

Rear Garden

A landscaped tiered garden mainly laid to lawn ideal for entertaining.



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Welcome to

Oak Tree Grove, Hemsworth Pontefract

- Two Bedroom Semi-Detached Home
- Immaculately Presented
- Driveway For Off Street Parking
- Cul-De-Sac Position
- Open Views To The Rear

Tenure: Freehold EPC Rating: C

offers over

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117239 - 0004

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