

...Your proactive estate agent



**Norwood Road, Hemsworth, Pontefract, WF9 4RE**  
**Offers Over £220,000**

**Park Row**

# Park Row



## Hallway

**1.36 x 3.41 (4'6" x 11'2")**

Washing machine. Tiled flooring throughout.

## Kitchen

**2.65 x 4.59 (8'8" x 15'1")**

Range of high and low level kitchen units with integrated appliances including double oven, five ring hob and extractor hood. Fridge. Double bowl sink with chrome mixer tap. Wood effect flooring. Central heated radiator. UPVC window to the side elevation.

## Dining Room

**3.38 x 4.74 (11'1" x 15'7")**

Sliding patio doors leading to the side exterior. Access to the first floor stairs and living room. Wood effect flooring. Central heated radiator.

## Living Room

**3.43 x 4.87 (11'3" x 15'12")**

Open fireplace. Wood effect flooring. Central heated radiator. UPVC windows to the side elevation.

## Bedroom Two

**2.66 x 2.45 (8'9" x 8')**

Carpeted throughout. Central heated radiator. UPVC windows to the front of the property.

## Bathroom

**1.65 x 2.50 (5'5" x 8'2")**

White suite comprising of WC with low level flush. Wash hand basin with gold mixer taps. Panel bath with gold mixer tap and mains feed shower. Central heated radiator. Full height wall tiling. UPVC frosted window to the front aspect.

## Main Bedroom

**5.41 x 3.79 (17'9" x 12'5")**

Access to two large storage cupboards and built in wardrobe. Carpeted throughout. Central heated radiator. UPVC window to the front of the property.

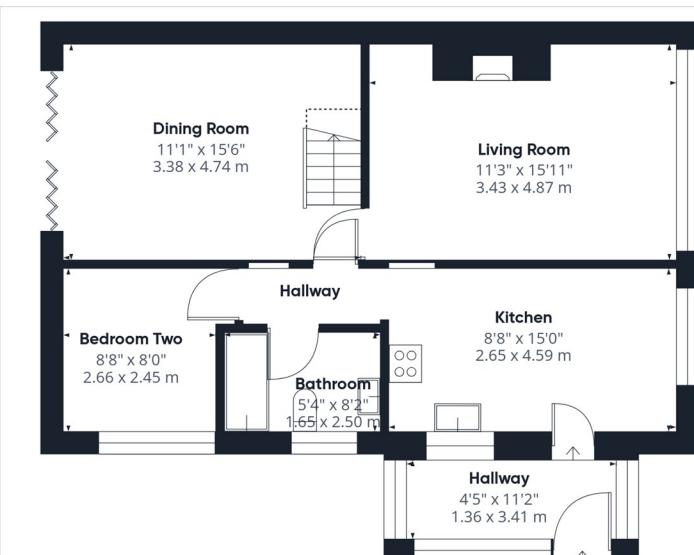
## Garage

**5.35 x 2.62 (17'7" x 8'7")**

Up and over door. Drive through garage. Electrics throughout.

## Outside

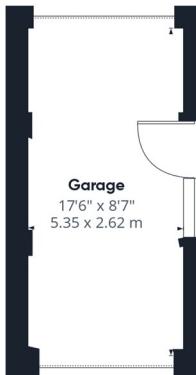
A driveway, providing off street parking leads to the garage. The bungalow is complemented by a beautifully maintained and private garden, designed for both relaxation and easy enjoyment. Predominantly laid to a vibrant, level lawn, the garden is framed by mature hedging, established shrubs and well-stocked borders, creating a lovely sense of seclusion. A generous paved patio area provides an ideal space for outdoor dining and entertaining, featuring attractive stonework and decorative planting. Additional paved pathways lead around the property, offering multiple seating spots and charming garden features throughout. Well enclosed and thoughtfully arranged, the garden enjoys a pleasant outlook and is perfect for those seeking a peaceful outdoor retreat with minimal upkeep.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

1055 ft<sup>2</sup>  
98 m<sup>2</sup>

**Reduced headroom**  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

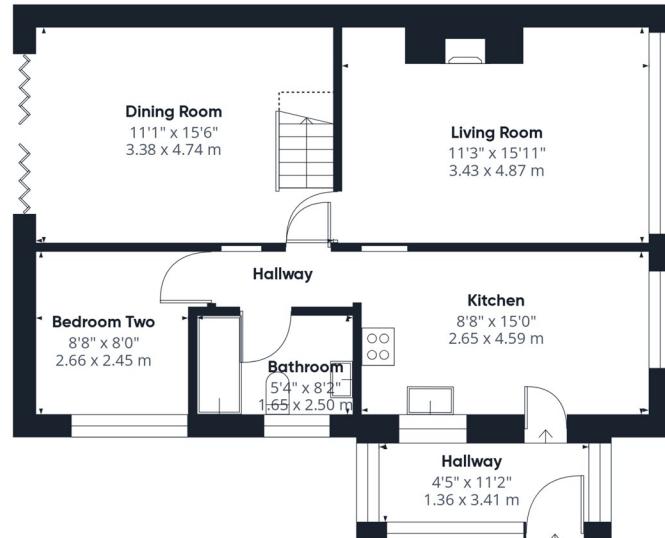
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Park Row



Floor 0 Building 1

Approximate total area<sup>(1)</sup>

903 ft<sup>2</sup>

83.9 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

1.3 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Proposed	Current	Proposed
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Band A		Band A	
Band B		Band B	
Band C		Band C	
Band D		Band D	
Band E		Band E	
Band F		Band F	
Band G		Band G	
An 'A' is energy efficient - higher running costs		An 'A' is environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2009/125/EC	

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Current	Proposed	Current	Proposed
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Band A		Band A	
Band B		Band B	
Band C		Band C	
Band D		Band D	
Band E		Band E	
Band F		Band F	
Band G		Band G	
An 'A' is energy efficient - higher running costs		An 'A' is environmentally friendly - higher CO <sub>2</sub> emissions	
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