

# HUNTERS®

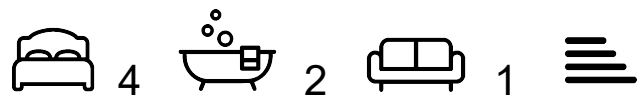
## EXCLUSIVE



### Highfield Road

Hemsworth, Pontefract, WF9 4EA

Guide Price £350,000



GUIDE PRICE £350,000 TO £375,000

LARGE PRIVATE PLOT!

A rare opportunity to acquire this wonderful self built, three storey home in one of West Yorkshires most sought after locations, Hemsworth, Pontefract. Hemsworth is a town and civil parish in the City of Wakefield, West Yorkshire, England. Historically within the West Riding of Yorkshire. This unique property oozes character and charm, whilst being sympathetically maintained to the highest standards by its current owners. The private driveway of this impressive home offers a country setting on both sides. Briefly comprises: Entrance hallway, kitchen, dining room, utility room, lounge, w/c, landing, four double bedrooms (master en-suite) and a house bathroom. Externally the property has beautifully landscaped gardens, plus a double width driveway leading to a integral garage which is the full length of the property. The property is peacefully located offering good local schools and only a short drive to the motorway.

Call Hunters Barnsley today to view!



Entrance hall

Lounge 19'8" x 13'5" (6m x 4.1m)

Kitchen 10'2" x 9'10" (3.1m x 3m )

Dining room 15'1" x 11'5" (4.6m x 3.5m )

Utility

Downstairs w/c

Landing

Bedroom one 14'9" x 13'1" (4.5m x 4m )

En suite 6'10" x 5'10" (2.1m x 1.8m)

Bedroom two 13'1" x 12'1" (4m x 3.7m )

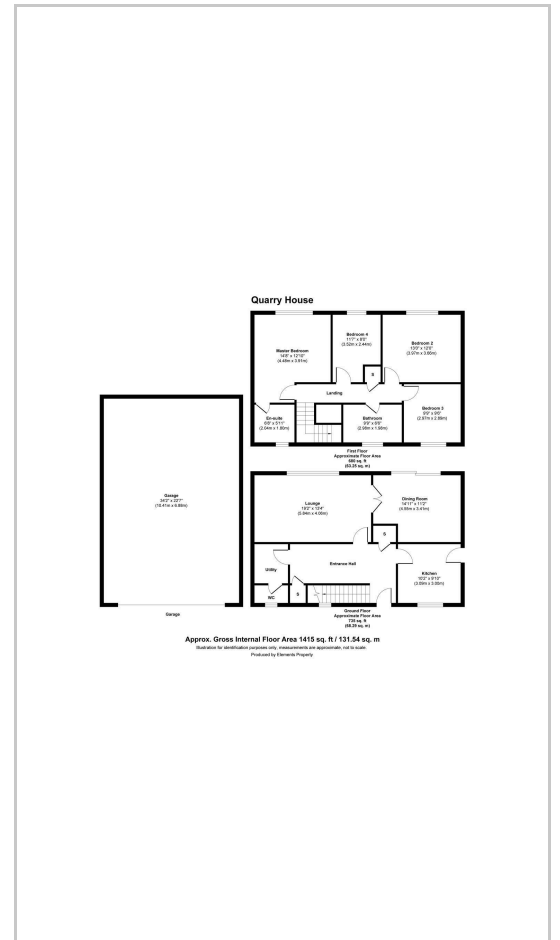
Bedroom three 9'10" x 9'6" (3m x 2.9m)

Bedroom four 11'5" x 8'2" (3.5m x 2.5m )

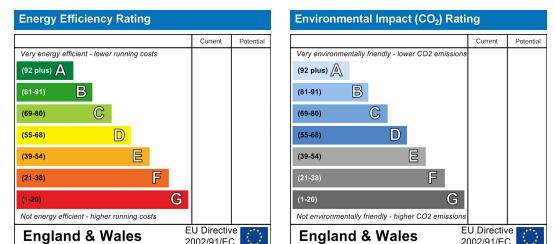
Family bathroom 9'10" x 6'6" (3m x 2m )

Garage 34'5" x 22'11" (10.5m x 7m )

## Area Map



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

1-3 Church Street, Barnsley, S70 2AB

Tel: 01226 447155 Email: [barnsley@hunters.com](mailto:barnsley@hunters.com) <https://www.hunters.com>