



STATION ROAD

HEMSWORTH



MARSH EDGE, 61A STATION ROAD

HEMSWORTH, PONTEFRACT, WF9 5LN



Accessed via a private electric gated driveway and offering immaculate living accommodation set in extensive grounds of approximately 2.2 acres, this individually built family home truly must be viewed to be fully appreciated.

With solid hardwood double glazed windows and external doors throughout, the internal accommodation, in brief, comprises a generous entrance hall with staircase rising to the first floor, lounge with bay window and stunning granite fireplace, separate sitting room with French doors to the rear garden, contemporary kitchen with a range of integrated appliances and square arch leading to the enviable garden room with log burner. A separate dining room also has French doors to the rear garden and leads through to a utility room. A study and guest cloakroom/w.c. complete the ground floor. To the first floor, a landing provides access to four double bedrooms and the family bathroom/w.c. complete with three piece suite including roll-top bath. The main bedroom boasts a modern en suite shower room/w.c. and walk-in wardrobe, whilst the second bedroom also benefits from en suite facilities and the L-shaped third bedroom has an archway to an adjoining office area.

Externally, the property is accessed via electric gates onto a long sweeping driveway, set back from the road with a long lawn and mature shrubs providing an excellent level of privacy. Off road parking for a number of vehicles and double garage. Extensive lawned garden to the rear with a fantastic array of mature plants, trees and shrubs and multiple seating areas.

Situated in a fantastic location between the villages of Ackworth and Hemsworth, within easy reach of good local schools in the surrounding areas, a wide range of amenities and transport links to the M62 and A1(M) motorway and train station in the nearby town/village of Fitzwilliam.

The property would be an ideal purchase for any large family looking for an abundance of space inside and out.





ACCOMMODATION

ENTRANCE HALL

Solid hardwood double glazed front entrance door with frosted glass side screens. Wooden flooring, ceiling coving, central heating radiator and staircase to the first floor landing with understairs cupboard.

LOUNGE

Solid hardwood double glazed window to the front, wooden flooring, ceiling coving, central heating radiator and a stunning limestone fireplace. Double doors lead through to the sitting room.

SITTING ROOM

Solid hardwood double glazed French doors to the rear patio and garden, ceiling coving, wooden flooring and central heating radiator.

KITCHEN

Modern glass screen door from the entrance hall. Comprising a range of contemporary matt grey soft close handle-less units with Quartz worktops, integrated fridge/freezer, integrated wine fridge, integrated Neff dishwasher, 1.5 stainless steel sink unit with mixer tap and instant boiling water tap, integrated Neff oven and grill and Neff induction hob with Quartz splash back and extractor over. Open archway through to the garden room and tiled floor throughout.

GARDEN ROOM

Five solid hardwood double glazed feature arched windows, three skylight windows, solid hardwood double glazed French doors to the rear, further external door to the side, feature log burning stove, ceiling spotlights and a continuation of the tiled floor.

DINING ROOM

Solid hardwood double glazed French doors to the rear garden, ceiling coving, solid limestone floor and central heating radiator.

UTILITY ROOM

Fitted units with laminate worktop, stainless steel sink unit with mixer tap, plumbing and space for a washing machine and dishwasher, space for a fridge/freezer and tiled floor. Solid hardwood double glazed window and door to the rear.

STUDY

Solid hardwood double glazed window to the front, wooden flooring, ceiling coving and central heating radiator.

GUEST CLOAKROOM/W.C.

Two piece suite with vanity unit comprising ceramic wash basin and low flush w.c. Tiled floor and ceiling coving.





FIRST FLOOR LANDING

Storage cupboard and ceiling coving.

BEDROOM ONE

Solid hardwood double glazed window to the front, ceiling coving, central heating radiator and doors to a walk-in wardrobe and en suite shower room/w.c.

WALK-IN WARDROBE

Ample rail space and full-length mirror.

EN SUITE SHOWER ROOM/W.C.

Three piece suite comprising tiled shower cubicle, ceramic wash basin and low flush w.c. Tiled floor and ceiling coving.

BEDROOM TWO

Solid hardwood double glazed window to the rear, ceiling coving, central heating radiator and door to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

Three piece suite comprising shower cubicle, ceramic wash basin and low flush w.c. Fully tiled walls and floor.

BEDROOM THREE

A large L-shaped bedroom which archway to an adjoining area currently used as an office space but with potential to be converted to en suite facilities or additional bedroom, subject to any necessary consents. Two solid hardwood double glazed windows to the front, ceiling coving and two central heating radiators.

BEDROOM FOUR

Solid hardwood double glazed window to the rear, ceiling coving, central heating radiator and loft access hatch.

FAMILY BATHROOM/W.C.

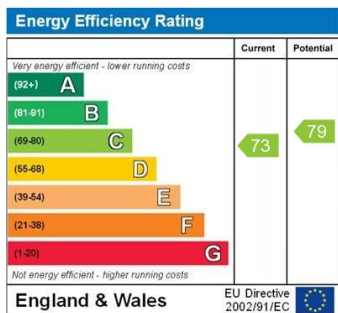
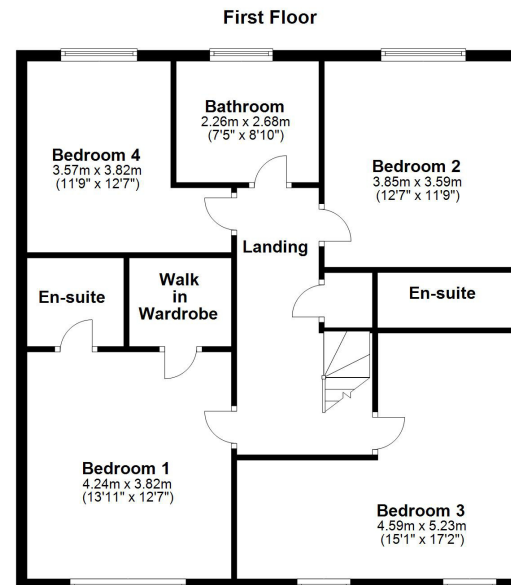
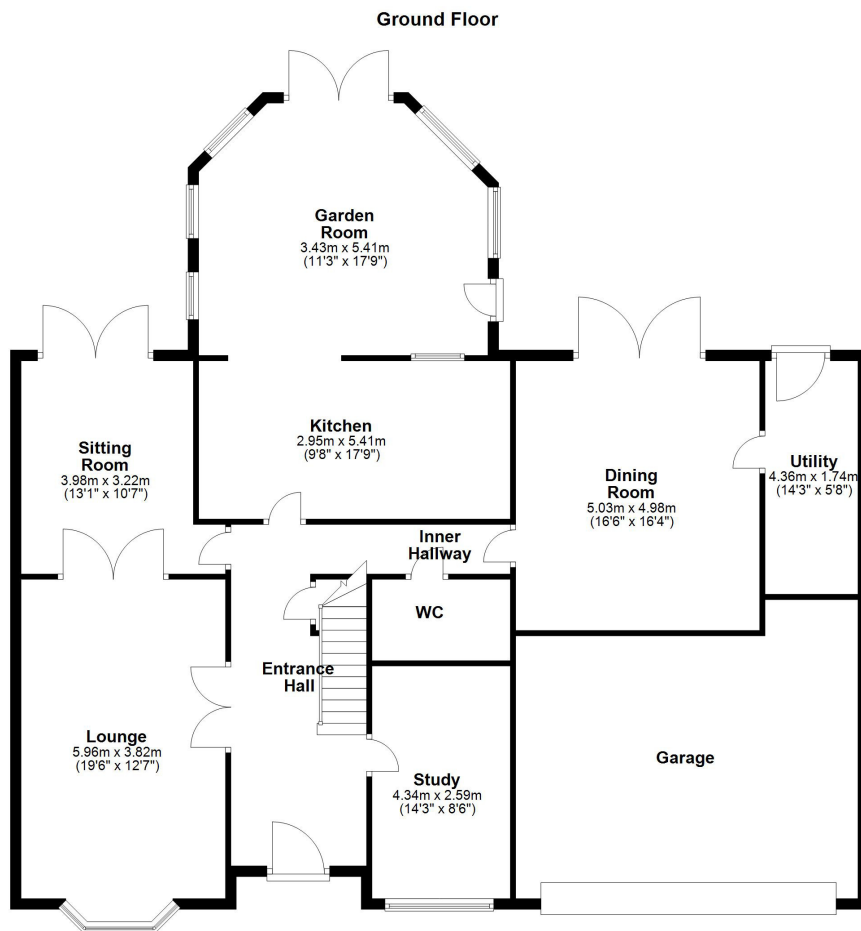
Three piece suite comprising generous roll-top bath, ceramic wash basin and low flush w.c. Part tiled walls and floor, spotlights, ceiling coving, central heating radiator and solid hardwood double glazed window to the rear.

EXTERNALLY

The property is set on an impressive sized plot of approximately 2.2 acres. A long sweeping driveway accessed via electric gates to the front of the property, set back from the road with a generous lawned garden and mature trees and shrubs which provide an excellent level of privacy. Off road parking for a number of vehicles provided by the private driveway and double garage, with power and lighting. Substantial garden to the rear with extensive lawn, a fantastic array of mature plants, trees and shrubs, further 'secret' garden, multiple seating areas including a decking, stone terraced patios and further flagged patio with summer house with lighting and electric. Brick built barbecue, greenhouse and log store.







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LAYOUT PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

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