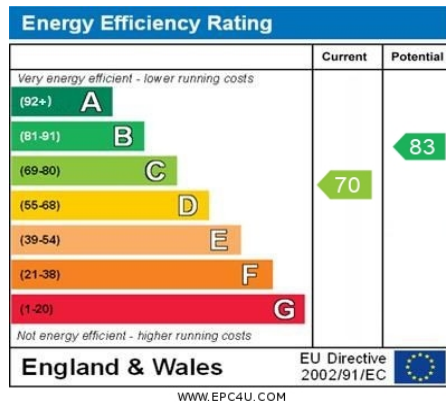


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2 Alamo House, Pontefract, West Yorkshire WF8 1BN  
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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order; the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road has not been checked by the Agent and the buyer is advised to seek verification from their Legal Representative. Confirmation of these draft property particulars is currently awaited from the vendor; therefore, you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.

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South Street, Hemsworth, WF9 4AT

Three Bedroom Detached, **£185,000**

**Beautifully Presented Throughout : Modern Breakfast Kitchen with Large Utility Room : Spacious Lounge Through Dining Room with Direct Access to Garden : Good Sized Bedrooms Throughout : Modern Bathroom with Fitted Shower : Good Sized Garden with Sunny Positioned Seating Area : Driveway and Integral Garage : Close to Local Amenities and Public Transport : Viewing A Must to Fully Appreciate**

## PROPERTY DETAILS

Enfields are delighted to offer for sale this three bedroom, detached property situated within the popular small town of Hemsworth.

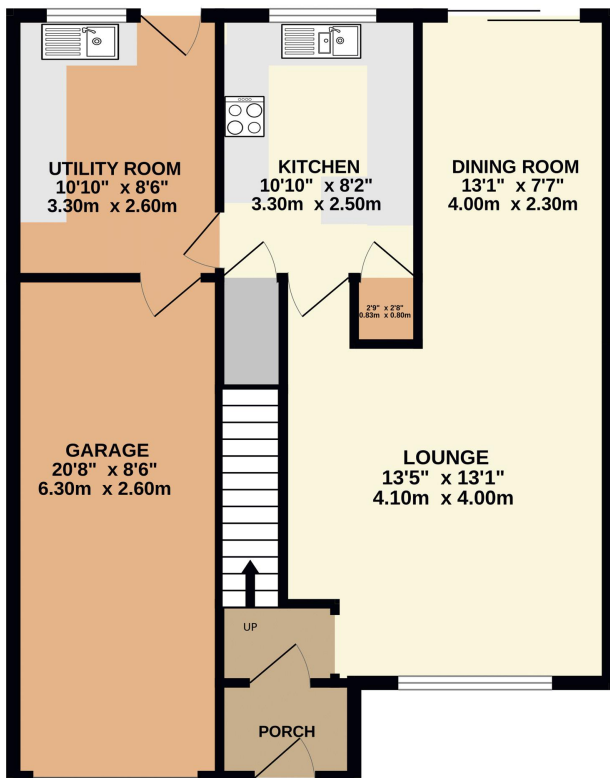
Larger than expected and beautifully presented throughout this family home is close to a full range of local amenities found within both Hemsworth and Pontefract town centres including shops, 24hr supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses and open spaces such as Hemsworth Water Park and Pontefract Park. There is also a close proximity to good local schooling at both primary and secondary level including the specialist high school Hemsworth Art's and Community College. Commuting is made easy by the properties closeness to comprehensive transport links into Wakefield, Doncaster and Leeds.

The property itself comprises to the ground floor; entrance porch, expansive lounge though dining room, modern breakfast kitchen, utility room and access can also be gained to the garage offering potential for future conversion. To the first floor; two double bedrooms, good sized single bedroom and a house bathroom.

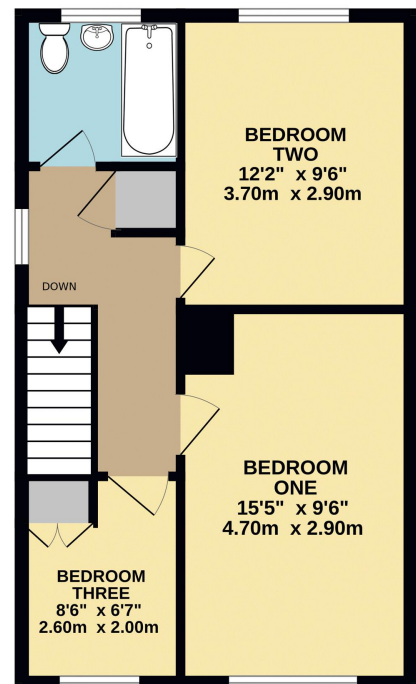
The property has a driveway leading up to the up and over garage door, good sized garden to the rear which includes a paved seating area. An internal viewing is highly recommended to appreciate the accommodation this property has to offer. Freehold: Council Tax Band C. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.8 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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## Entrance Porch

Composite door to front aspect, wood effect flooring, gas central heating radiator and door leading through to lounge diner.

## Lounge

*13' 1" x 13' 5" (4.0m x 4.1m)*

UPVC double glazed window to front aspect, feature gas fireplace with 'Adam style' surround with a marble hearth and back, stairs leading to first floor landing, gas central heating radiator, door leading through to kitchen and opening through to dining area.

## Dining Room

*13' 1" x 7' 7" (4.0m x 2.3m)*

Gas central heating radiator and a UPVC double glazed sliding doors giving access to rear garden.

## Kitchen

*10' 10" x 8' 2" (3.3m x 2.5m)*

Matching high and low level storage units with roll edged work surfaces over, tiled walls to splash prone areas, inset ceramic sink with drainer and chrome mixer tap, integrated four-ringed electric hob with oven and grill beneath and extractor fan over, tiled effect flooring, useful understairs storage cupboard, gas central heating radiator, UPVC double glazed window to rear aspect and door leading through to utility room.

## Utility Room

*10' 10" x 8' 6" (3.3m x 2.6m)*

Matching low level storage units with roll edged work surfaces over, tiled walls to splash prone areas, inset ceramic sink with drainer and chrome mixer tap, gas central heating radiator, UPVC double glazed window to rear aspect, tiled effect flooring, space and plumbing for washing machine and tumble dryer, space for fridge freezer, loft access, UPVC door with opaque window panel to rear aspect and door leading through to integral garage.

## First Floor Landing

UPVC double glazed window to side aspect, loft access, useful storage cupboard and doors leading to other rooms.

## Bedroom One

*15' 5" x 9' 6" (4.7m x 2.9m)*

UPVC double glazed window to front aspect and gas central heating radiator.

## Bedroom Two

*12' 2" x 9' 6" (3.7m x 2.9m)*

UPVC double glazed window to rear aspect, wood effect flooring and gas central heating radiator.

## Bedroom Three

*8' 6" x 6' 7" (2.6m x 2.0m)*

UPVC double glazed window to rear aspect, built-in wardrobes and gas central heating radiator.

## House Bathroom

*6' 3" x 6' 3" (1.9m x 1.9m)*

Three piece suite comprising of a low level W/C, a pedestal hand wash basin with a chrome mixer tap and a bath with chrome mixer tap and electric shower over, tiled walls throughout, recess spotlighting, wall-mounted chrome heated towel rail, UPVC double glazed opaque window to rear aspect and tiled flooring.

## Outside

Front of the property has brick walling to boundaries, rear garden accessed via block paved walkway through wrought iron gate. Rear garden is mainly laid to lawn with a block paved walkway through the garden, mature bushes and shrubs to borders, brick walling and timber fencing to boundaries, an outside tap and a timber shed for storage. Multiple off-street parking is provided by means of a block paved driveway, an integral garage with power and lighting and up and over door.

## Property Details: D1