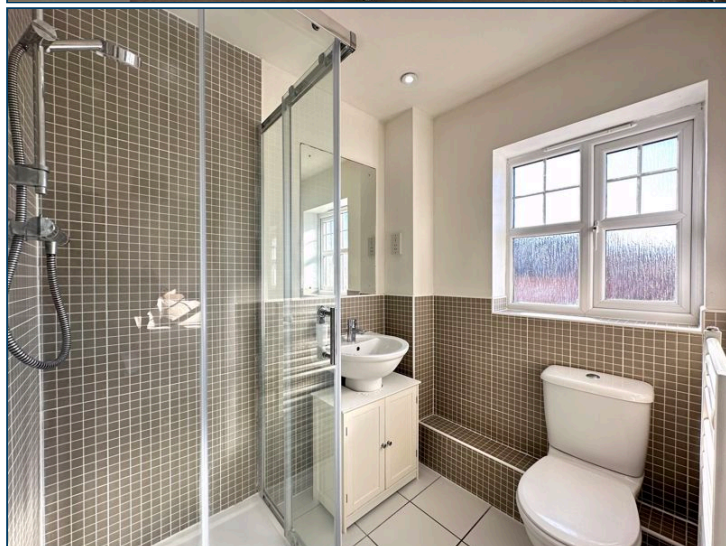


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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 Conveyancer 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 this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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## Grove Close, Hemsworth, WF9 4FD Three Bedroom Semi-Detached, **Offers in Excess of £200,000**

**Good Sized and Modern Throughout : Expansive Lounge and Family Room :  
Modern Dining Kitchen : Good Sized Bedrooms Throughout : Modern Bathroom  
and En-Suite : Sunny Positioned Landscaped Garden with Patio : Double  
Driveway for Multiple Cars : Close to Local Amenities and Schools : Good Rail,  
Bus and Road Transport Links**

# PROPERTY DETAILS

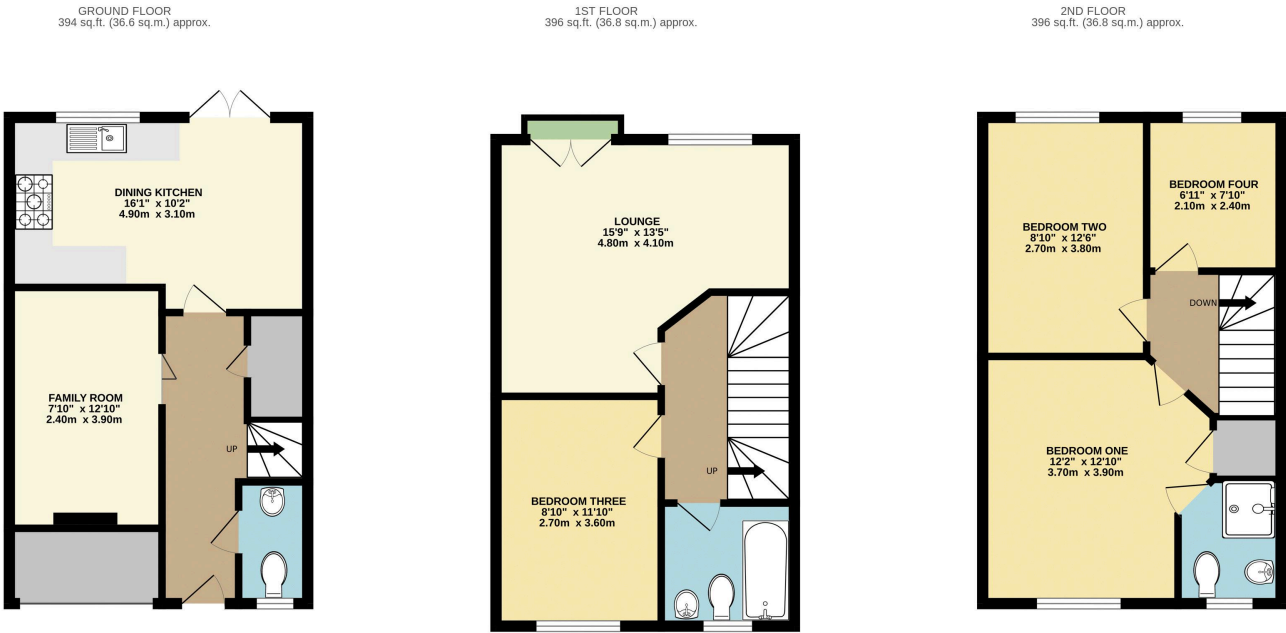
Enfields are delighted to offer for sale this impressive four bedroom semi-detached situated within the popular residential area of Hemsworth.

Modern and stylish throughout, this family home is located close to a full range of local amenities found within Hemsworth, Pontefract and Junction 32 Outlet Village including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, open countryside including parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The accommodation briefly comprises; to the ground floor, entrance hallway, downstairs w/c, modern open plan dining kitchen and family room. To the first floor; good sized lounge, double bedroom and modern house bathroom. To the second floor; an expansive master bedroom with modern en-suite, double bedroom and a good sized single bedroom.

The property further benefits from having a landscaped garden to the rear which has a sunny positioned patio/seating area, ideal for outside entertaining. Off-street parking is provided by means of a double driveway. Spacious and well-proportioned accommodation throughout an internal viewing is highly recommended. Freehold: Energy Performance Rating C: Council Tax Band C. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS



TOTAL FLOOR AREA : 1187 sq.ft. (110.2 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.  
Made with Metropix ©2025

## Entrance Hallway

Enter through composite door with double glazed opaque window panel to front aspect. Laminate wood affect flooring, gas central heated radiator and doors leading into other rooms. Stairs to first floor landing and useful understairs storage cupboard.

## Dining Kitchen

*10' 2" x 16' 1" (3.10m x 4.90m)*

Matching high and low level storage units with laminate wood affect square edged work surfaces and complementary tiled splashbacks. Inset ceramic sink with drainer and chrome mixer tap. Integrated five ring gas hob with extractor fan hood over. Integrated oven and grill, full size fridge freezer and dishwasher. Fitted washing machine. Laminate wood affect flooring, gas central heated radiator, recess spotlights and UPVC double glazed window to rear aspect. UPVC double glazed French doors into rear garden.

## Family Room

*12' 10" x 7' 10" (3.90m x 2.40m)*

Gas central heated radiator. Feature open brick fireplace with electric point. Stone hearth and a feature timber beam.

## Downstairs W/C

Two piece suite comprising of a low level W/C with soft close mechanism. Pedestal handwash basin with chrome mixer tap and tiled splashback. Tiled flooring and gas central heated radiator. UPVC double glazed opaque window to front aspect.

## First Floor Landing

UPVC double glazed window to side aspect and doors leading into other rooms. Stairs to second floor landing.

## Lounge

*13' 5" x 15' 9" (4.10m x 4.80m)*

Gas central heated radiators. UPVC double glazed window to rear aspect and UPVC double glazed French doors with a wrought iron balcony.

## Bedroom Three

*11' 10" x 8' 10" (3.60m x 2.70m)*

Gas central heated radiator and UPVC double glazed window to front aspect.

## Second Floor Landing

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

## House Bathroom

Three piece suite comprising of a low level W/C with soft close mechanism. Pedestal handwash basin with chrome mixer tap and a panelled bath with chrome mixer tap and mains fed thermostatic controlled showerhead attachment. Tiled flooring and half walls. Wall mounted gas central heated towel rail. UPVC double glazed opaque window to front aspect.

## Bedroom One

*12' 10" x 12' 2" (3.90m x 3.70m)*

Gas central heated radiator and UPVC double glazed window to front aspect. Useful storage cupboard and door to En-suite bathroom.

## En-Suite

Three piece suite comprising of a low level W/C with soft close mechanism. Pedestal handwash basin with chrome mixer tap and a walk in mains fed thermostatic controlled shower. Tiled flooring and half walls. Recess spotlights and wall mounted gas central heated towel rail. UPVC double glazed opaque window to front aspect.

## Bedroom Two

*12' 6" x 8' 10" (3.80m x 2.70m)*

Gas central heated radiator and UPVC double glazed window to rear aspect.

## Bedroom Four

*7' 10" x 6' 11" (2.40m x 2.10m)*

Gas central heated radiator and UPVC double glazed window to rear aspect.

## Outside

Front of the property has double off street vehicle parking with decorative slate chippings to borders leading to a converted garage storage area with an up and over door. Rear garden accessed via side of property through a timber gate. Stone patio area leading to artificial lawn. Decorative slate chippings to borders and timber fencing to boundaries. Timber bin store.

## Property Particulars D1