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

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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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Meadow Croft, Hemsworth, WF9 4HS Three Bedroom Semi-Detached, **£220,000**

Beautifully Presented Throughout : Expansive Lounge : Modern Dining Kitchen : Good Sized Bedrooms Throughout : Modern Bathroom with Shower : Landscaped Garden with Two Patio/Seating Areas : Driveway and Detached Garage : Close to Local Amenities and Schools : Good Rail, Bus and Road Transport Links

PROPERTY DETAILS

Enfields are delighted to offer for sale this three bedroom semi-detached property situated within a popular residential area of Hemsworth.

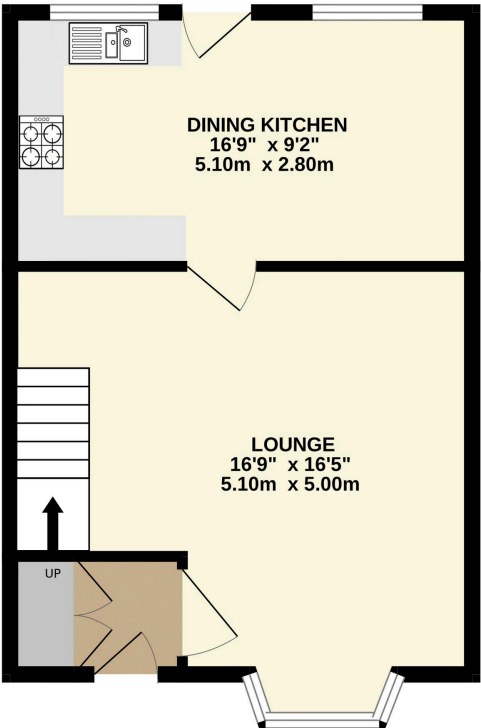
Beautifully presented throughout, this family home is located close to a full range of local amenities found within Hemsworth, Pontefract and Junction 32 Outlet Village which all have a vast range of shops, supermarkets, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, 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 property briefly comprises; to the ground floor, entrance hallway, good sized lounge and modern dining kitchen. To the first floor; two double bedrooms, good sized single bedroom and a modern house bathroom with shower.

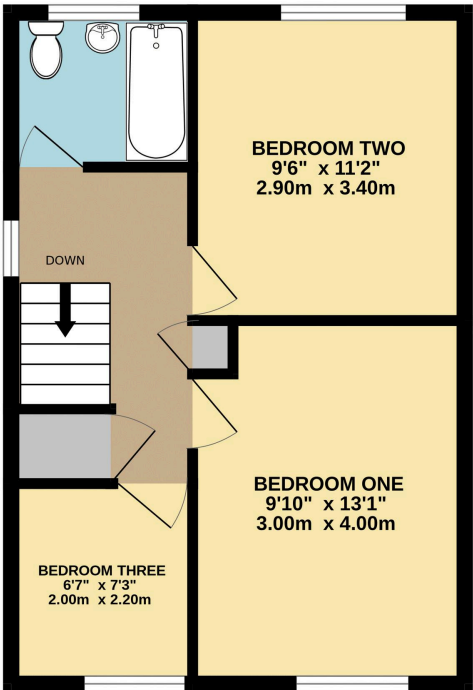
The property benefits from having a good sized landscaped garden which includes two sunny positioned patio/seating areas that are ideal for outside entertaining. Multiple off street parking is also provided by means of a driveway and detached garage. A viewing is highly recommended to appreciate the accommodation this property has to offer. Freehold: Energy Performance Rating C: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
408 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (74.9 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 Hallway

Enter through UPVC door with double glazed opaque window panels to front aspect. Useful built in storage cupboard. Gas central heated radiator and door through to lounge.

Lounge

16' 5" x 16' 9" (5.00m x 5.10m)

Gas central heated radiator. UPVC double glazed bay window to front aspect. TV point with custom wall panelling. Stairs leading to first floor landing and doors through to dining kitchen.

Dining Kitchen

9' 2" x 16' 9" (2.80m x 5.10m)

Matching high and low level storage units with laminate square edged work surfaces and matching splashbacks. Inset one and a half sink with draining board and extendable mixer tap. Integrated four ring gas hob with extractor fan hood and splashback screen. Integrated oven, grill, microwave, full size fridge freezer and washer dryer. Herringbone wood flooring, recess spotlights and gas central heated radiator. UPVC double glazed windows to rear aspect. UPVC door with double glazed opaque window panel leading to rear garden.

First Floor Landing

UPVC double glazed window to side aspect. Loft access and door leading into other rooms. Useful storage cupboard.

Bedroom One

11' 2" x 9' 6" (3.40m x 2.90m)

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

Bedroom Two

13' 1" x 9' 10" (4.00m x 3.00m)

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

Bedroom Three

7' 3" x 6' 7" (2.20m x 2.00m)

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

House Bathroom

5' 7" x 6' 7" (1.70m x 2.00m)

Three piece suite comprising of a low level W/C with soft close mechanism. Handwash basin mounted over vanity unit with chrome mixer tap. Panelled bath with chrome mixer tap and mains fed thermostatic controlled twin shower over. Tiled walls and laminate wood affect flooring. Wall mounted chrome gas central heated towel rail. UPVC double glazed opaque window to rear aspect.

Outside

Front of the property has a garden which is mainly laid to lawn with a stone walkway leading to front door with a covered porch. Rear garden accessed via side of property through a timber gate. Stone patio area leading to a garden which is mainly laid to lawn with an additional corner stone patio seating area. Timber fencing to boundaries and outside tap. Access door to the garage. Tandem driveway providing, multiple off street vehicle parking leading to a detached garage. Garage having an up and over door and power/lighting. UPVC double glazed opaque window to side aspect.

Property Particulars D1