

Barnsley Road, Hemsworth PontefractWF9 4PU

william
h brown

welcome to

Barnsley Road, Hemsworth Pontefract

Three-bedroom detached home features an entrance hall, open-plan lounge and kitchen with garden access, and a separate dining room currently used as a bar. Spacious driveway, enclosed landscaped garden, and versatile outbuilding with kitchenette and shower room.





Situated in the popular town of Hemsworth, this well-presented three-bedroom detached home offers spacious and versatile accommodation ideal for modern family living. The ground floor comprises an entrance hall, an open-plan lounge and kitchen with direct access to the rear garden, and a separate dining room, currently utilised as a bar, providing flexible living and entertaining space.

To the first floor are three well-proportioned bedrooms en-suite to master bedroom and a family bathroom.

Externally, the property benefits from a spacious driveway to the front, providing ample off-street parking. To the rear is an enclosed, landscaped garden designed for low-maintenance enjoyment. A standout feature is the multifunctional outbuilding, complete with a kitchenette and shower room, making it ideal for guest accommodation, a home office, or a small business venture. Viewing is highly recommended to fully appreciate all this property has to offer.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agents Note

Lounge

14' 8" x 11' 11" (4.47m x 3.63m)

Reception Room Two

14' 11" x 11' 10" (4.55m x 3.61m)

Kitchen

13' 6" x 11' 6" (4.11m x 3.51m)







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Barnsley Road

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Detached House
- Open Plan Lounge/Kitchen

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£220,000

Awaiting Photograph







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Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
PON120141 - 0005

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