



Barnsley Road, Hemsworth Pontefract WF9 4PQ



Welcome to

Barnsley Road, Hemsworth Pontefract

GUIDE PRICE £300,000 - £325,000 A spacious four-bedroom semi-detached home in Hemsworth featuring a large lounge, sitting room, kitchen/diner, and downstairs toilet. Four double bedrooms and a family bathroom sit upstairs. Outside offers a block-paved driveway, enclosed garden and workshop.



Entrance Hall

With a front entrance door and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, boiler, laminate flooring and a window to the rear.

Living Room

22' 11" x 10' (6.99m x 3.05m)

With a double door to the rear, window to the front and three gas central heating radiators.

Sitting Room

16' x 11' 11" (4.88m x 3.63m)

With a window to the front, laminate flooring, gas central heating radiator and log burner.

Kitchen

19' 4" x 11' 3" (5.89m x 3.43m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, tiled over work tops, space for large range cooker, extractor hood, stainless steel sink and drainer, space for fridge freezer, washing machine, dishwasher, under stairs storage, laminate flooring, stable door to the rear, gas central heating radiator and a window to the rear.

Landing

With access to the loft.

Bedroom One

11' 11" x 11' 3" (3.63m x 3.43m)

With a window to the front, walk in wardrobe, fitted cupboards to both sides and a gas central heating radiator.

Bedroom Two

11' 7" x 10' (3.53m x 3.05m)

With a window to the front and a gas central heating radiator.

Bedroom Three

11' 4" x 10' 1" (3.45m x 3.07m)

With a window to the rear and a gas central heating radiator.

Bedroom Four

11' 1" x 10' 2" (3.38m x 3.10m)

With a window to the rear and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with shower cubicle, towel radiator, part tiled, part panelled, laminate flooring, spot lights, extractor fan and a window to the rear.

Front Garden

A block paved driveway.

Rear Garden

A block wall at the bottom of the garden with a paved area and large outbuilding, , lawned garden, fruit trees, shrub borders, decking and a timber fence surround.

Outbuilding

22' 9" x 17' 11" (6.93m x 5.46m)

Concrete build, block walls, double door to the front and two windows to the side.



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Welcome to

Barnsley Road, Hemsworth Pontefract

- ***GUIDE PRICE £300,000 - £325,000***
- Four Double Bedroom Semi-Detached Home
- Walk In Wardrobe To Master Bedroom
- Downstairs WC
- Lounge and Separate Sitting Room

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

guide price

£300,000 - £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119390 - 0002

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william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk