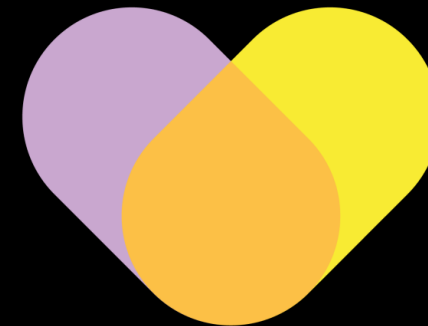


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PROPERTY DETAILS

78 Grove Lane, Hemsworth, Pontefract, WF9 4BE

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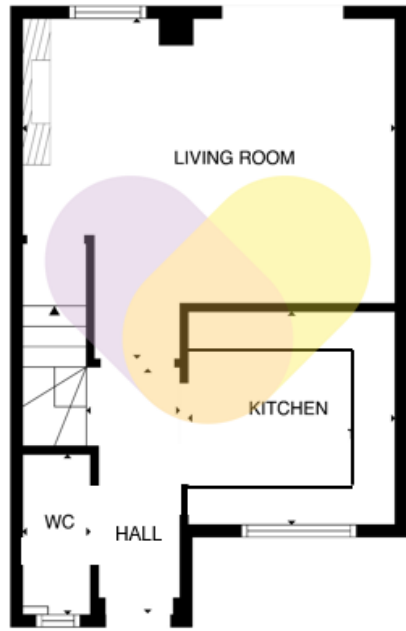
Key Features

- 3-Bedroom, 3-Storey, link semi-detached home
- Single garage with power
- Parking for 2 cars
- Private and secure rear garden
- Close to local amenities
- Media wall to living room
- Perfect first-time buyer home
- Fitted wardrobes
- Towel radiators to bathrooms
- Master bedroom with en-suite

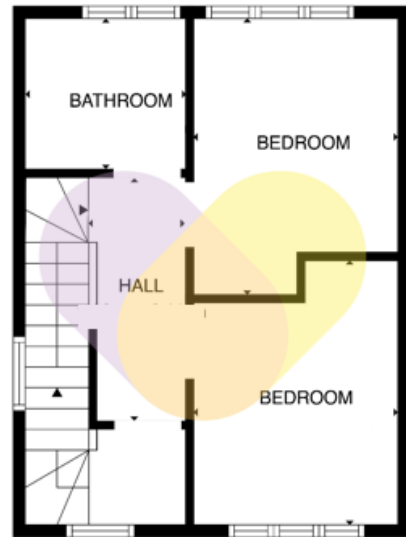
78 Grove Lane, Hemsworth, WF9 4BE

Asking Price – Offers around £200,000

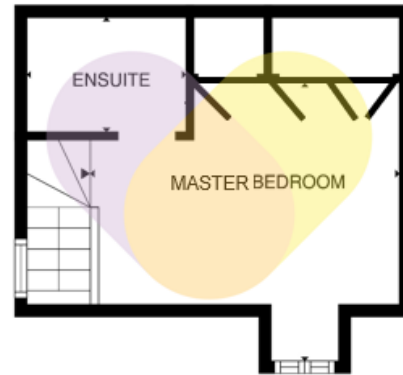
Floor Plan



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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ROOM DIMENSIONS

Ground Floor

Hallway - 2.82 x 1.04 (9'3" x 3'5")

WC - 1.76 x 0.90 (5'9" x 2'11")

Kitchen - 2.69 x 2.60 Max (8'10" x 8'6" Max)

Lounge - 4.81 x 3.48 Max (15'9" x 11'5" Max)

First Floor

Landing - 3.04 x 2.07 Max (10'0" x 6'9" Max)

Bedroom Two - 3.31 x 2.65 Max (10'10" x 8'8" Max)

Bedroom Three - 3.28 x 2.65 Max (10'9" x 8'8" Max)

Bathroom - 2.05 x 1.75 Max (6'9" x 5'9" Max)

Lobby - 2.06 x 1.19 (6'9" x 3'11")

Second Floor

Gallery Master Bedroom - 4.81 x 3.62 Max (15'9" x 11'11" Max)

En-Suite Shower Room - 2.07 x 1.51 Max (6'9" x 4'11" Max)

Garage - 5.37 x 2.74 Max (17'7" x 9'0" Max)

Property Description

This stylish and well presented, three-bedroom, three-storey home, is situated in the popular town of Hemsworth. The home offers spacious and versatile accommodation and features a modern kitchen and bathroom, French doors to rear garden, options for a home office and an inviting master bedroom suite complete with a stylish and practical en-suite, this home is ideal for a range of buyers.

The ground floor comprises a welcoming entrance hallway with staircase access, a convenient downstairs W.C., a modern fitted kitchen with integrated appliances including built in oven, hob and extractor fan. A bright and spacious lounge with French doors opening onto the rear garden offer the perfect opportunity for both relaxing and entertaining perfect for the coming summer months.

To the first floor are two well-proportioned bedrooms and a modern family bathroom fitted with a three-piece suite with contemporary finishes. The second floor is dedicated to an impressive gallery-style master bedroom, complete with fitted wardrobes and a private en-suite shower room, creating a comfortable and private retreat.

Externally, the property benefits from a low-maintenance front garden, a driveway leading to a single garage, and parking for two cars. To the rear of the home is an enclosed garden featuring a paved patio seating area with artificial grass and garden storage/bar, ideal for outdoor enjoyment.

Early viewing is highly recommended to fully appreciate the size, layout, and quality of accommodation on offer.

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Room Descriptions

GROUND FLOOR

Entrance

A secure composite entrance door with frosted double-glazed panels opens into the welcoming hallway.

Entrance Hallway

Finished with stylish tile-effect flooring, the hallway provides access to the ground floor accommodation and staircase to the first floor.

Ground Floor W.C.

Fitted with a modern two-piece suite comprising a low-level W.C. and pedestal wash basin with chrome mixer tap, complemented by tiled splashback and a frosted window to the front.

Kitchen

A contemporary fitted kitchen offering a range of wall and base units with complementary work surfaces. Features include an integrated gas hob with extractor hood, electric oven and grill, and practical appliances including washing machine and space for an integrated dishwasher. A front-facing window allows for natural light.

Living room

A spacious and comfortable living area which boasts bespoke Media Wall installation that blends style and practicality for those who like to sit back and relax. While French doors and a rear window provide plenty of natural light and direct access to the garden, creating an ideal space for relaxing or entertaining. Useful under-stairs storage completes the room.

FIRST FLOOR

Landing

Providing access to two bedrooms and the family bathroom.

Bedroom Two

A well-proportioned double bedroom overlooking the rear garden.

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Bedroom Three

A good-sized bedroom with a front-facing window, suitable as a bedroom, nursery, or home office.

Bathroom

A modern family bathroom fitted with a three-piece suite including a panelled bath with shower attachment, W.C., and wash basin. Finished with contemporary tiling and a heated towel rail.

SECOND FLOOR

Lobby

A useful intermediate space with natural light, leading to the master bedroom.

Master Bedroom

An impressive gallery-style principal bedroom featuring fitted wardrobes and a dormer window, creating a bright and airy feel.

En-Suite

A stylish shower room comprising a corner shower enclosure, W.C., and wash basin, finished with modern tiling, fittings and towel rail.

EXTERIOR

Front

A neatly presented frontage providing parking for two cars and access to the garage.

Rear Garden

An enclosed rear garden designed for low maintenance, featuring a patio seating area and garden shed ideal as an outdoor dining and relaxation space.

Garage

A single garage with power, lighting, and up-and-over door, along with secure access to the rear garden.

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Local area information

A bit about your town...

Hemsworth is a well-established town offering a range of everyday amenities, making it a practical and convenient place to live. The area benefits from a selection of local shops, supermarkets, cafés, and schools, catering to families and professionals alike.

For those who enjoy the outdoors, Hemsworth is home to the popular Hemsworth Water Park and Playworld, which provides scenic walking routes, open green spaces, and a golf course. The town is also close to Burntwood Bar Hotel, Spa and Gym for those looking for a place to relax and unwind.

The town also offers good transport links to surrounding areas, with easy access to nearby towns and cities such as Wakefield, Pontefract, and Barnsley, making it a convenient location for commuters.

Overall, Hemsworth combines local convenience with access to wider regional connections and outdoor amenities, making it an appealing choice for a variety of buyers.

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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Energy Performance Certificate

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Council tax band – B

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CONTACT US

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