

4 Bed

House - Detached

located in

Pontefract

£325,000







enfields

Conisborough Way

Hemsworth

Pontefract

WF9 4UH



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Lead In

Situated on Conisborough Way in the popular residential area of Hemsworth, this generously proportioned four bedroom detached home offers an excellent opportunity for growing families seeking spacious and flexible living accommodation. Set across three floors, the property provides a thoughtfully arranged layout, with multiple living areas and well-proportioned bedrooms.

The ground floor comprises a spacious open plan kitchen / living area, creating an ideal setting for everyday family life and entertaining. A separate home office provides the perfect space for those working remotely, whilst a useful utility room adds further practicality.

To the first floor is a generously sized living room with access to the rear balcony, offering an additional space to relax and unwind. This floor also accommodates a bedroom benefiting from its own en suite facilities.

The second floor comprises three further bedrooms, one of which enjoys the added convenience of an en suite, alongside a family bathroom serving the remaining bedrooms.

Externally, the property benefits from gardens to both the front and rear, providing outdoor space for relaxation and family enjoyment. A private driveway, car port and garage offer ample off-street parking and additional storage options.

Ideally positioned for access to a range of local amenities, schools and everyday conveniences, the property also enjoys excellent access to transport links and public transport services, making it a practical choice for families and commuters alike.

An excellent opportunity to acquire a substantial detached family home offering flexible accommodation across three floors. Early viewing is highly recommended to fully appreciate the space and versatility on offer.

Ground Floor

Entrance Hall
12'6" x 6'3"
Access to office, kitchen / living area, utility room and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Office
6'1" x 10'9"
Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen / Living Area
23'7" x 10'9"
A range of high and low level kitchen units with including free standing cooker, integrated dishwasher and American style fridge freezer. UPVC double glazed French doors leading to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the side elevations.

Utility Room
6'5" x 6'4"
High and low level kitchen units. Washing machine. Wash hand basin with chrome mixer tap. Extractor fan. Carpeted throughout. Central heated radiator. UPVC double glazed frosted window to the side aspect.

First Floor

Landing
19'3" x 5'2"
Access to bedroom four, shower room, living room, balcony, storage cupboard and stairs leading to the second floor. Carpeted throughout. Central heated radiator. UPVC double glazed French door leading to the balcony. UPVC double glazed window to the front elevation.

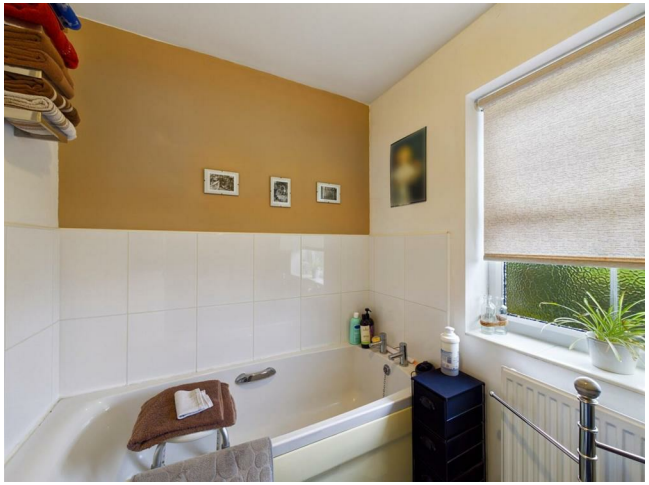
Living Room
19'4" x 10'10"
UPVC double glazed French doors leading to the balcony. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Four
12'8" x 9'3"
Access to en suite. Fitted wardrobe. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite
5'9" x 5'11"
A white suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Partly tiled walls. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.







Second Floor

Landing
3'8" x 6'12"
Access to three double bedrooms and the house bathroom. Carpeted throughout.

Bedroom One
13'4" x 9'6"
Access to en suite. Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite
3'10" x 9'5"
With a suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Partly tiled walls. Extractor fan. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

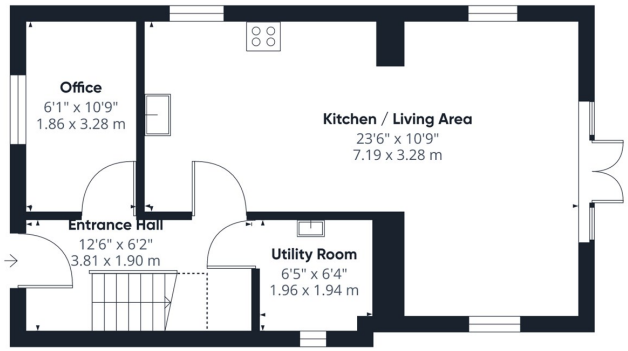
Bedroom Two
9'7" x 14'2"
Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevations.

Bedroom Three
9'7" x 10'6"
Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

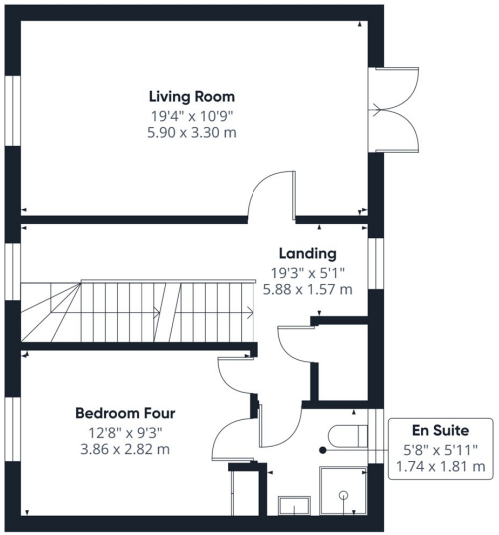
Bathroom
5'7" x 7'10"
A white suite comprising of panel bath with chrome taps. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Partly tiled walls. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

External
To the front, the property boasts an attractive brick-built exterior with a neatly maintained garden featuring established hedging, decorative gravelled areas and a pathway leading to the main entrance. A driveway provides off-street parking, complemented by a car port and garage offering additional parking and storage space.

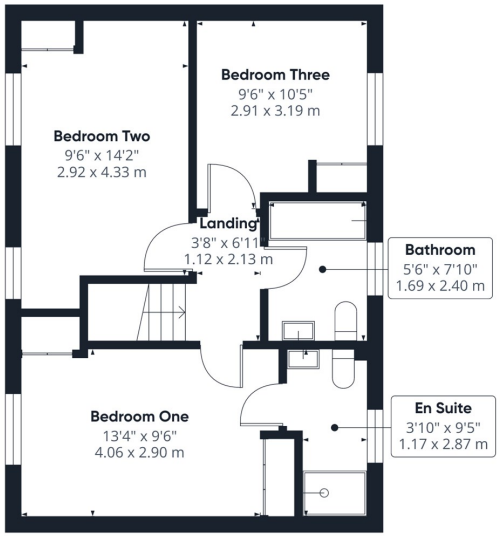
To the rear is a beautifully established and enclosed garden, thoughtfully landscaped with an abundance of mature shrubs, trees and planted borders, creating a pleasant outdoor setting. A paved patio area provides the ideal space for outdoor seating, dining and entertaining, whilst decorative gravelled sections offer a low-maintenance finish. The garden also benefits from a first floor balcony overlooking the rear, providing an additional outdoor seating area.



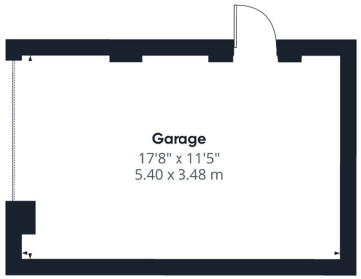
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area(1)

1673 ft²

155.5 m²

Reduced headroom

9 ft²

0.8 m²

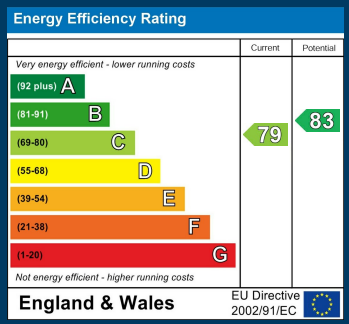
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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