

property details **approval form**

11 Meadow Rise, Hemsworth, Pontefract, West Yorkshire, England, WF9 4HE

Date: 17 June 2026

Property Ref and Version: PON119898 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Property Images
7. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £170,000 - £180,000

Tenure: Freehold

>> **key features**

- > *****GUIDE PRICE £170,000 - £180,000*****
- > Spacious Kitchen Diner
- > Three Bedrooms
- > Enclosed Rear Garden
- > Ideal for First Time Buyers
- > EPC Rating: Awaiting

>> **short description**

*****GUIDE PRICE £170,000 - £180,000***** Three bedroom semi-detached home in Hemsworth featuring entrance hall, lounge, spacious modern kitchen/diner, ground floor WC and office. Upstairs offers three double bedrooms and family bathroom. Gardens, drive, summer house.

>> **long description**

Situated in the popular area of Hemsworth, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an excellent choice for first-time buyers and growing families alike. The ground floor welcomes you with a bright entrance hall leading into a comfortable lounge, perfect for relaxing and entertaining. To the rear, a spacious and modern kitchen/diner provides an ideal hub of the home, offering ample space for cooking, dining, and socialising. Additional ground floor benefits include a convenient WC and a separate office, ideal for those working from home or in need of extra living space. To the first floor, the property boasts three generously sized double bedrooms, each offering plenty of natural light and space. Completing the accommodation is a well-appointed family bathroom. Externally, the property features a front garden with driveway providing off-street parking. To the rear is a fully enclosed garden, perfect for families and outdoor entertaining, complete with a charming summer house offering further versatility for leisure or workspace use. Ideally located close to local amenities, schools, and transport links, this attractive home combines practicality with comfort in a sought-after residential setting.

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>> **room description**

Entrance Hall

With a front entrance door, laminate floor, gas central heating radiator and a window to the side.

Wc

With a low level flush WC and vinyl flooring.

Lounge

10' 11" x 13' 2" (3.33m x 4.01m)

With a window to the rear, laminate flooring, fire place and a gas central heating radiator.

Kitchen

19' 11" x 10' 11" (6.07m x 3.33m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, double electric oven, electric hob, Belfast sink, glass splash back, extractor hood, storage cupboard, washing machine, tumble dryer, fridge freezer, dishwasher, laminate flooring, gas central heating radiator, window to the front and window to the rear.

Office

8' 2" x 5' 9" (2.49m x 1.75m)

With a window to the front and vinyl flooring. Single brick, ex coal house.

Landing

with a window to the side and loft access.

Bedroom One

11' 4" + recess x 12' 5" (3.45m + recess x 3.78m)

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

Bedroom Two

11' 1" x 11' 5" (3.38m x 3.48m)

With windows to the side and rear, storage cupboard and a gas central heating radiator.

Bedroom Three

8' 5" x 8' 5" (2.57m x 2.57m)

With a window to the front, bulk head storage and a gas central heating radiator to the rear.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in vanity unit, bath with electric shower over, storage cupboard, tiled flooring and walls, towel radiator and a window to the side.

Rear Garden

Artificial lawn, tarmac patio seating area, flower beds, wooden summer house and timber fence surround.

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>> **property images**



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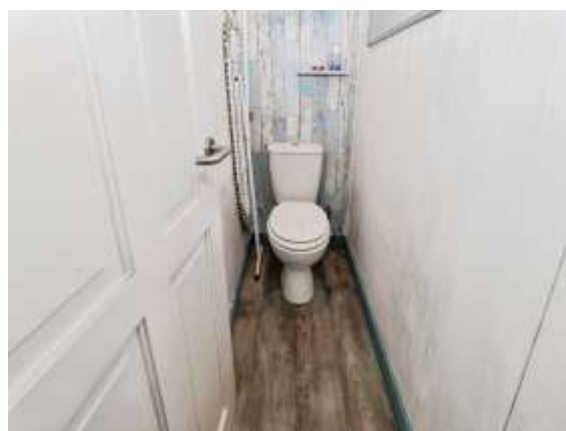
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>> floor plan



Total floor area 98.1 m² (1,056 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

James Crossley		
Mrs L. Camplin		

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