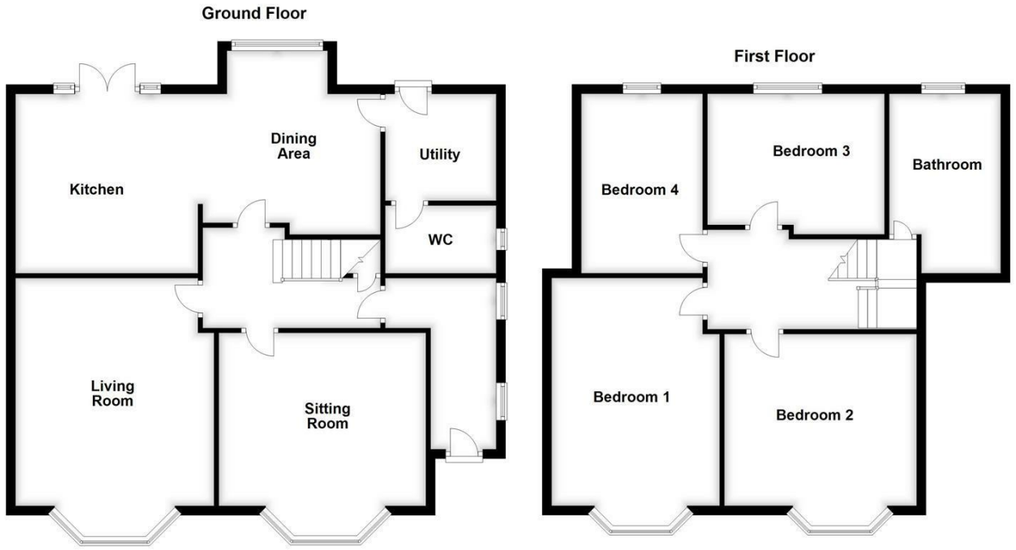

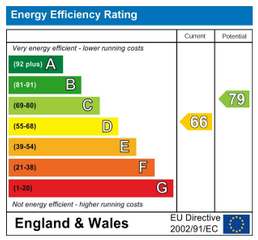

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

High Green Pontefract Road, Hemsworth, Pontefract, WF9 5LW

For Sale Freehold Offers Over £700,000

A handsome four bedroom detached family house situated in this sought after enclave on the fringe of Hemsworth on a generously proportioned plot that extends to 0.49 acres.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable and attractively presented detached family home presents spacious accommodation arranged over two floors which is approached via an entrance hall that leads through into a central reception hall. To the front of the property, the living room is of fine proportions with a feature fireplace and square bay window to the front flanked by a separate sitting room also with a square bay overlooking the front gardens and having a feature fireplace. Spanning the rear of the property there is an enviable dining kitchen fitted to a lovely standard with an adjoining dining/sitting area taking full advantage of the views over the back garden. Completing the ground floor accommodation is a rear porch with utility area, beyond which is the downstairs w.c. To the first floor there are four generously proportioned bedrooms, all served by a particularly well appointed family bathroom. Outside, the property has a long driveway with an automated gate providing ample off street parking space and leading up to a broader parking/turning area in front of the garage. The front garden is laid mainly to lawn with a feature octagonal koi pond as a centre point. To the rear of the house there is a further large garden area, again laid mainly to lawn. Whilst to the immediate rear of the house there is a broad paved patio sitting area, ideal for outside entertaining and leading through into a large gazebo style outside kitchen/entertaining area.

The property is situated in this sought after enclave on the fringe of Hemsworth within easy reach of the towns broad range of shops, schools and recreational faculties. A broader range of amenities are available in the nearby town centre of Pontefract and the national motorway network is readily accessible.

ACCOMMODATION

ENTRANCE HALL
12'1" x 3'11" (3.7m x 1.2m)
Composite panelled front entrance door and two windows to the side, wood effect flooring and central heating radiator.

RECEPTION HALL
12'5" x 6'2" (3.8m x 1.9m)
Continuation of the wooden flooring, stairs to the first floor with understairs cupboard and central heating radiator.

LIVING ROOM
16'0" x 14'1" (4.9m x 4.3m)
Splay bay window to the front, double central heating radiator and feature fireplace with stone surround and hearth housing a cast iron multi fuel stove.

SITTING ROOM
14'9" x 12'5" (4.5m x 3.8m)
Splay bay window to the front, double central heating radiator and feature cast iron fireplace with grate for an open fire.

KITCHEN
12'9" x 12'5" (3.9m x 3.8m)
Fitted with an attractive range of contemporary style wall and base units with quartz stone work tops incorporating five ring AEG induction hob with filter hood over. Matching island unit with Villeroy & Boch Belfast style sink unit, built in AEG oven, combination microwave with warming drawer. Integrated wine cooler, integrated dishwasher, integrated fridge and freezer. Double French doors lead straight out to the patio to the rear. Contemporary style vertical central heating radiator. Archway through to the adjoining dining area.

DINING AREA
12'5" x 9'2" (min) (3.8m x 2.8m (min))
Square bay overlooking the garden to the rear and contemporary style central heating radiator. Provision for a wall mounted television.

UTILITY ROOM
7'6" x 7'6" (2.3m x 2.3m)
An external door to the rear and continuation of matching fitted cupboards, one of which conceals the Ideal gas fired combination central heating boiler.

W.C.
7'6" x 4'3" (2.3m x 1.3m)
Frosted window to the side and fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and wall mounted wash basin. Victorian style heated towel rail.

BEDROOM FOUR
12'5" x 8'2" (3.8m x 2.5m)
A further well proportioned bedroom with a window overlooking the back garden, central heating radiator and currently used as a dressing room.

FIRST FLOOR LANDING
Central landing with window to the side, central heating radiator and loft access hatch with fold down ladder.

BEDROOM ONE
16'0" x 13'1" (max) (4.9m x 4.0m (max))
Splay bay window to the front, double central heating radiator and full width range of full height fitted wardrobes.

BEDROOM TWO
14'9" x 12'5" (4.5m x 3.8m)
Splay bay window to the front and double central heating radiator.

BEDROOM THREE
12'5" x 9'6" (3.8m x 2.9m)
Window overlooking the back garden and double central heating radiator.

BATHROOM/W.C.
12'5" x 7'10" (3.8m x 2.4m)
Frosted window to the rear, part tiled walls and fitted a good standard with characterful four piece suite comprising roll top ball and claw foot slipper style bath with shower attachment, separate shower cubicle with glazed screen, pedestal wash basin and low suite w.c. Old school style radiator.

OUTSIDE
The property has a lovely approach between mature trees through an automated gated driveway that provides ample off street parking and leads up to a broader parking/turning area in front of the garaging. To the front of the house there is an expansive lawn with hedge borders for privacy and an octagonal ornamental koi pond. To the rear of the house there is a further garden with an expansive lawn, in addition to a large paved patio outside entertaining area that leads through to a characterful open bar/outside kitchen and entertaining area. The property enjoys an excellent degree of privacy, particularly to the rear.

COUNCIL TAX BAND
The council tax band for this property is F.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.