

2 Bed

House - Terraced

located in

Pontefract

£110,000







enfields

Southmoor Road
Hemsworth
Pontefract
WF9 4LX

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Lead In
Situated in a popular residential location in the heart of Hemsworth, this well-presented two bedroom mid terrace home offers spacious and versatile accommodation arranged over three floors. Having recently benefited from fresh decoration and new carpets, the property is presented in modern condition throughout and is ready for its next owners to move straight into.

The ground floor comprises a welcoming lounge and a spacious kitchen diner, providing an ideal setting for everyday family living and entertaining. The property also benefits from gardens to both the front and rear.

To the first floor are two bedrooms, including a generously sized double bedroom and a single bedroom, together with a family bathroom.

A particular feature of this home is the attic room, which could be converted into a third bedroom with the necessary planning consents, accessed via a staircase. This additional space provides flexibility for growing families, guests or those requiring a home office.

Conveniently positioned within easy reach of Hemsworth town centre, the property enjoys excellent access to a range of local shops, supermarkets, schools and everyday amenities, making it an attractive choice for a wide variety of buyers.

Whether you are a first-time buyer looking to take your first step onto the property ladder, a growing family requiring additional space, a downsizer or an investor seeking a potential rental opportunity, this property has plenty to offer.

With its spacious accommodation, modern presentation and convenient location, an internal viewing is highly recommended to fully appreciate the size and potential of this lovely home.

Living Room
12' x 13'7"
Access to the hallway. Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Hallway
2'8" x 2'11"
Access to the living room, kitchen diner and the stairs leading to the first floor. Carpeted throughout.

Kitchen Diner
12'9" x 13'7"
A modern range of high and low level kitchen units. Plumbing for washing machine. Sink with drainer and chrome mixer tap. UPVC door leading to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Landing
2'6" x 5'7"
Access to both bedrooms, house bathroom and the stairs leading to the third bedroom. Carpeted throughout.







Bedroom One
8'9" x 12'6"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

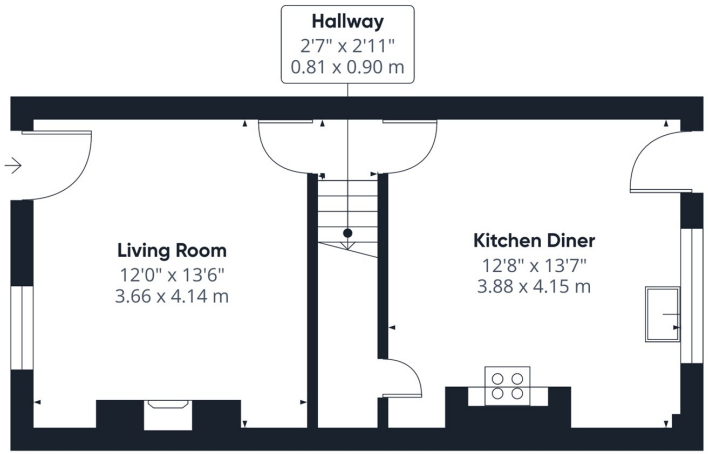
Bedroom Two
12'8" x 7'5"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bathroom
9'10" x 5'11"
White suite comprising of panel bath with chrome taps. Shower cubicle with electric shower. Wash hand basin with chrome mixer taps. WC with low level flush. Partly tiled walls. Wood effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.

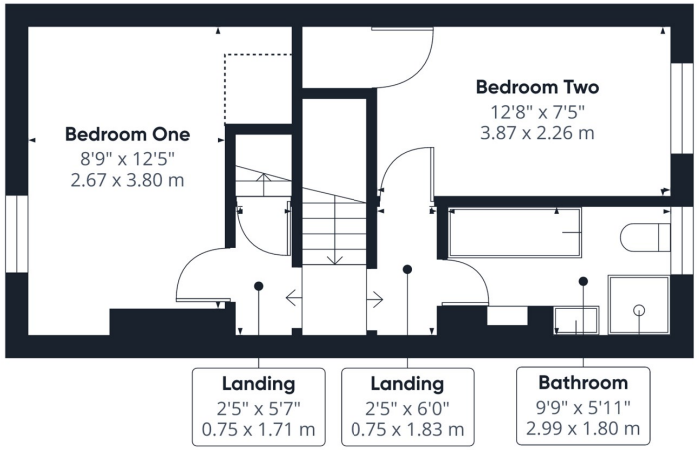
Attic Room
15'9" x 13'11"
Carpeted throughout. Central heated radiator. Skylight window to the rear aspect.

External
To the front of the property is an enclosed, low-maintenance garden area, featuring decorative gravel and established shrubs and planting. A pathway provides access to the front entrance door, with a brick-built boundary wall and fencing offering a degree of privacy.

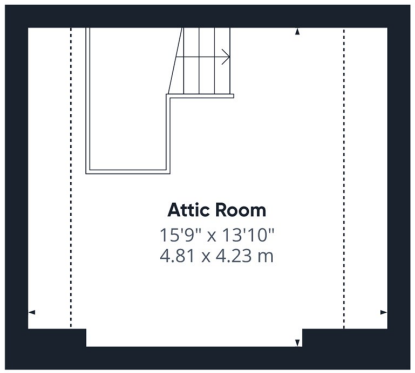
To the rear is an enclosed, low-maintenance yard featuring artificial grass, providing a practical outdoor space with scope for further improvement. The area is bordered by brick-built walls and timber fencing, with gated access to the rear.



Floor 0



Floor 1





Floor 2

Approximate total area(1)

883 ft²

81.9 m²

Reduced headroom

55 ft²

5.1 m²

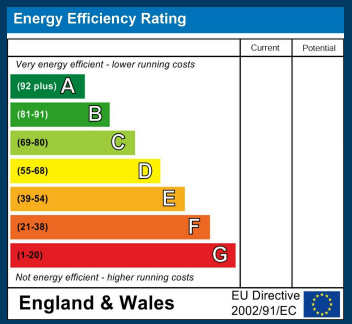
(1) Excluding balconies and terraces

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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