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ESTATE AGENTS

Marketing Preview















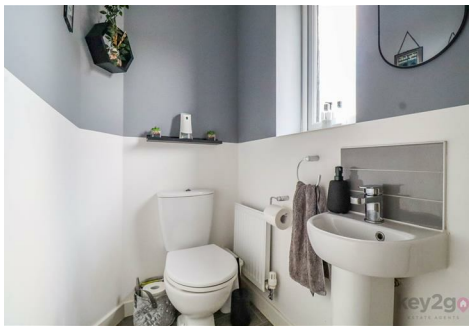
1 Keepers Rise, Hemsworth, Pontefract, WF9 4FL

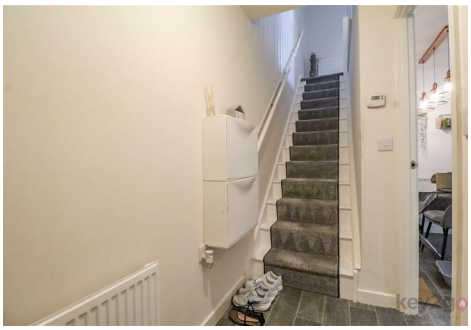
£185,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1




MOËT & CHANDON
CHAMPAGNE
IMPÉRIAL

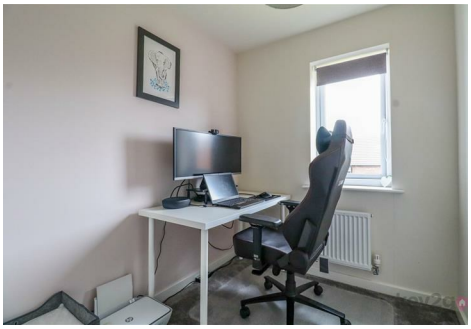






















Perfect for first-time buyers or small families alike, this beautifully presented semi-detached home was built in 2020 and forms part of the newest phase of development in Hemsworth.Offering a unique layout rarely found on modern developments, the property is arranged back-to-side with the adjoining home rather than the more traditional side-by-side design. Finished to a modern standard throughout and ready to move straight into, the accommodation briefly comprises two well-proportioned bedrooms, a downstairs WC, contemporary family bathroom, spacious living room and a stylish kitchen/diner with integrated appliances. Externally, the property occupies a generous plot with off-road parking for two vehicles and a larger-than-average enclosed rear garden. The south-facing garden enjoys sunshine throughout the day and provides an excellent space for outdoor dining, entertaining and family enjoyment. Practical additions include a convenient outdoor power supply, with a three-pin socket positioned on the driveway suitable for EV charging or general use, together with a double external socket within the garden. Combining modern living, excellent privacy, a desirable south-facing garden and a sought-after location, this superb home offers an opportunity not to be missed. Early viewing is highly recommended.

SUMMARY

Perfect for first-time buyers or small families alike, this beautifully presented semi-detached home was built in 2020 and forms part of the newest phase of development in Hemsworth.Offering a unique layout rarely found on modern developments, the property is arranged back-to-side with the adjoining home rather than the more traditional side-by-side design giving little to no noise from neighbours due to this layout creating a detached feel. Finished to a modern standard throughout and ready to move straight into, the accommodation briefly comprises two well-proportioned bedrooms, a downstairs WC, contemporary family bathroom, spacious living room and a stylish kitchen/diner with integrated appliances. Externally, the property occupies a generous plot with off-road parking for two vehicles and a larger-than-average enclosed rear garden. The south-facing garden enjoys sunshine throughout the day and provides an excellent space for outdoor dining, entertaining and family enjoyment. Practical additions include a convenient outdoor power supply, with a three-pin socket positioned on the driveway suitable for EV charging or general use, together with a double external socket within the garden. Combining modern living, excellent privacy, a desirable south-facing garden and a sought-after location, this superb home offers an opportunity not to be missed. Early viewing is highly recommended.

A useful entrance hallway provides access to the downstairs WC, with stairs rising to the first-floor accommodation. A door leads into the welcoming modern kitchen/diner, fitted with a range of integrated appliances and enjoying a front-facing window. To the rear of the property is a bright and spacious living room, featuring patio doors opening onto the garden and a useful under-stairs storage cupboard.

Stairs rise to the first-floor landing. The principal bedroom is a generous double room positioned to the front of the property, benefiting from two windows allowing plenty of natural light, along with a useful storage cupboard. A further double bedroom overlooks the rear garden, while the third bedroom is ideal as a nursery, home office or single bedroom. Completing the accommodation is a modern family bathroom fitted with a contemporary suite.

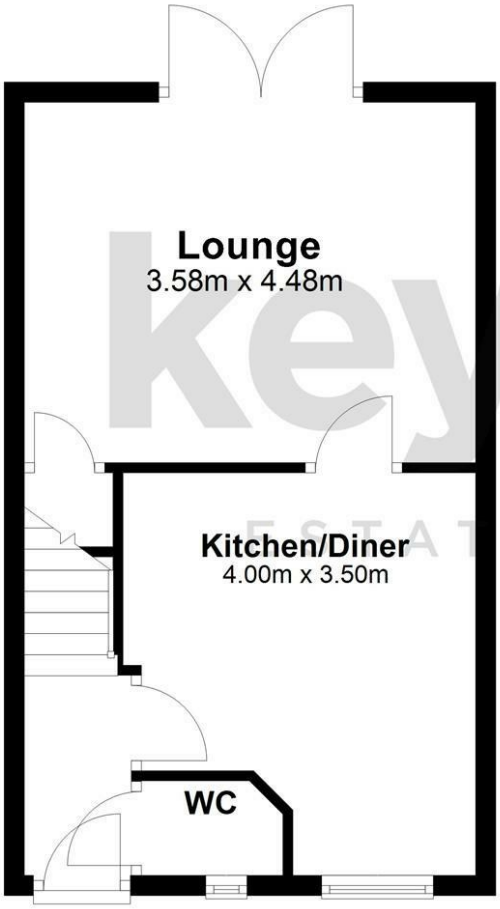
To the side of the property is a driveway providing off-road parking for two vehicles. A gated side entrance leads to the good-sized enclosed rear garden, which features a low-maintenance lawn, secure boundary fencing and ample space for outdoor seating, entertaining or family enjoyment.

PROPERTY DETAILS

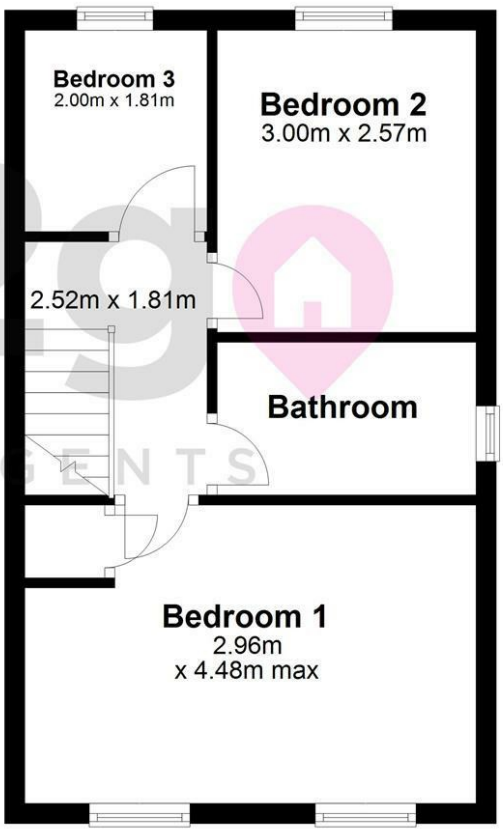
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - WAKEFIELD COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

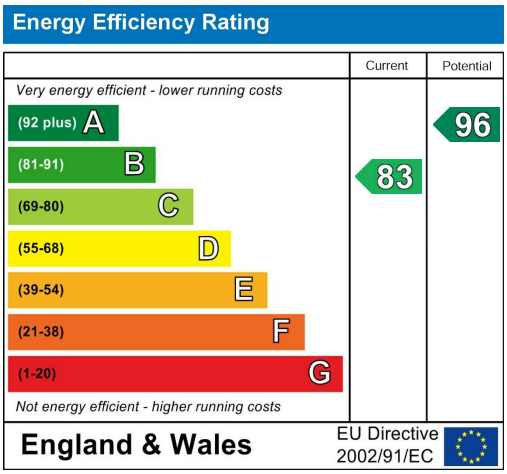
Ground Floor

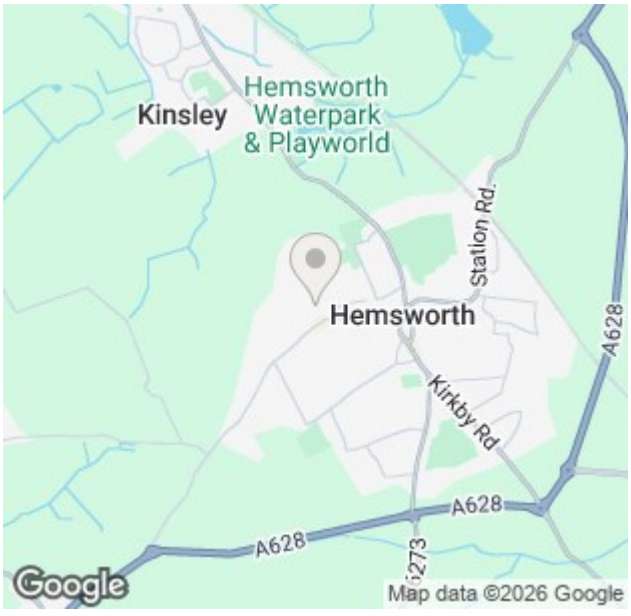


First Floor



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