



3 Bed
House - Mid Terrace
located in Hemsworth

15 Holly Bank Wakefield Road Hemsworth Pontefract WF9 4AQ



Asking price £150,000

Nestled on Holly Bank, Wakefield Road, in the charming town of Hemsworth, Pontefract, this delightful mid-terrace house offers a perfect blend of character and modern living. Built circa 1900, the property boasts a rich history while providing ample space for comfortable family life. Spanning an impressive 978 square feet, plus a basement, this home features two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family.

The property comprises two large double bedrooms and a third single, providing plenty of room for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents. The layout of the house is both practical and welcoming, making it an excellent choice for families or those seeking a bit more space.

Situated in a desirable area, this home benefits from local amenities and transport links, making it easy to explore the surrounding region. Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to own a piece of Hemsworth's history while enjoying the comforts of modern living. Don't miss the chance to make this charming house your new home.

Entrance Hall

A welcoming entrance hall featuring a bright front door with decorative glass panels. The hallway is light and airy, with classic white balustrades running alongside a carpeted staircase that leads to the first floor. The flooring has a warm wood effect, creating a pleasant first impression.

Living Room

13'3" x 11'6"

A cosy living room filled with natural light from a large bay window. The room is carpeted in a soft, warm tone and features a tasteful fireplace as a central focal point. The light grey walls and ceiling mouldings add subtle character, while the space comfortably accommodates seating and a media unit.

Dining Room

13'2" x 11'7"

A dining room adjoining the living room, offering a peaceful space for meals. The room benefits from generous natural light through the patio doors that open onto the rear garden. Decorated in soft neutral tones with carpet underfoot, it features an elegant ceiling cornice and provides ample space for a dining table and chairs.

Kitchen

16'10" x 9'1" L-Shaped Max

A well-appointed kitchen with a stylish L-shaped layout featuring white wall and base cabinetry, contrasted by black tiled splashbacks. Ample work surfaces with space for a freestanding cooker and washing machine, create a practical and contemporary cooking space. A large window above the sink provides natural light and views to the rear.

Basement

Located off the kitchen providing useful storage and further potential.

Landing

The first-floor landing offers access to all bedrooms and the bathroom. It is bright and light with neutral décor and carpeted flooring, complementing the traditional white balustrade of the staircase below.

Bedroom One

13'3" x 11'6"

A generous double bedroom bathed in natural light from a large window with views over greenery. Neutral walls and carpeting provide a calm and restful atmosphere, while ample space allows for a range of bedroom furniture.

Bedroom Two

13'4" x 11'6"

Another spacious double bedroom, similarly carpeted with fresh neutral walls and a large window letting in plenty of daylight. This room also offers views over the garden and provides good space for bedroom essentials.

Bedroom Three / Office

6'0" x 6'0"

A smaller third bedroom, ideal as a nursery, child's room, or home office. Carpeted and bright with a window, this room offers a cosy, practical space within the home.



Bathroom

9'11" x 6'0"

The bathroom features a traditional white suite with a rectangular bathtub with shower attachment, pedestal wash basin, and close-coupled WC. The walls are partially tiled with a decorative black and white marble effect tile, adding a touch of elegance. A frosted window allows natural light while maintaining privacy,.

Rear Garden

A rear garden enhanced by a paved patio area ideal for outdoor dining or relaxing. Surrounded by brick walls, it offers privacy and low maintenance, with a gated access. There are also garden storage facilities.

MISC

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to





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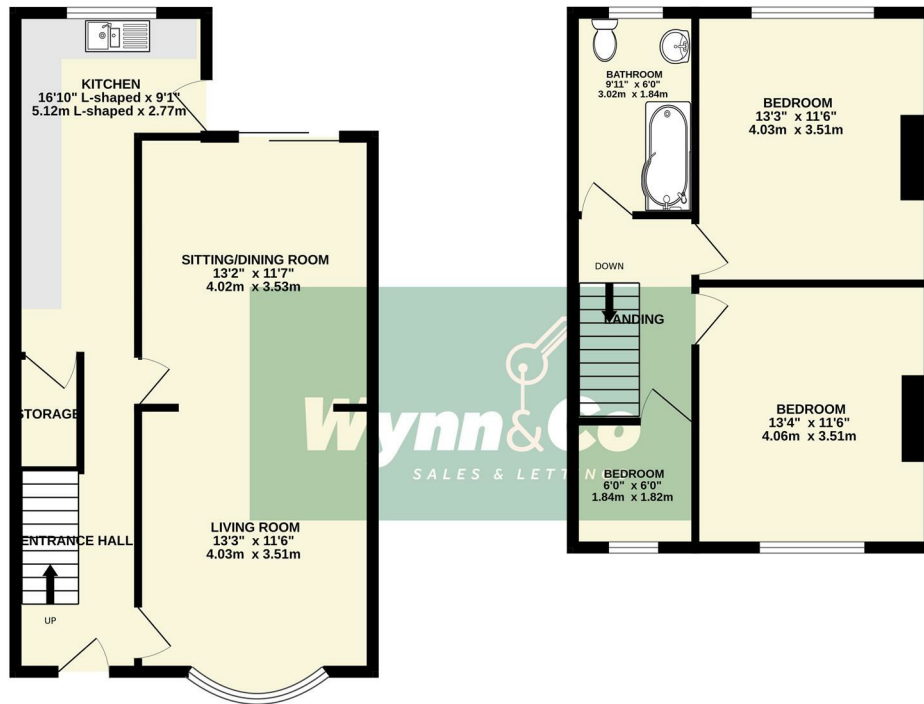


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WF9 4AQ



GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.

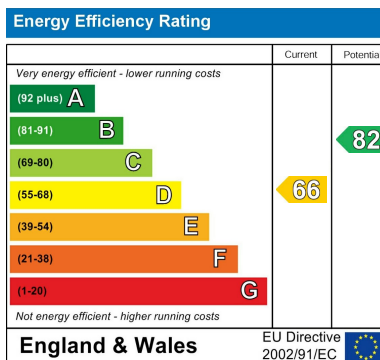
1ST FLOOR
453 sq.ft. (42.0 sq.m.) approx.



THREE BEDROOM STONE FRONTED TERRACE HOUSE

TOTAL FLOOR AREA: 978 sq.ft. (90.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

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