



PRICE GUIDE

£169,950

Barnsley Road

Hemsworth, Pontefract, WF9 4NT

PROPERTY SUMMARY

Situated in the popular residential area of Hemsworth, this spacious three-bedroom semi-detached home offers well-proportioned accommodation throughout, making it an ideal purchase for growing families and those seeking additional space. Occupying a generous corner plot, the property enjoys attractive gardens to the front, side and rear, providing excellent outdoor space for children to play, gardening enthusiasts or those who enjoy entertaining outdoors.

The property boasts comfortable and versatile living accommodation designed to suit modern family life, with bright and spacious rooms throughout. Externally, a detached garage provides secure parking, useful storage or workshop potential, while additional off-street parking adds further convenience. Ideally located close to a range of local shops, supermarkets, schools and everyday amenities, everything needed for day-to-day living is within easy reach. Excellent transport links offer convenient access to Pontefract, Wakefield, Barnsley and the wider motorway network, making this a superb choice for commuters. Combining spacious family accommodation, a generous corner plot, detached garage and a highly convenient location, this well-presented home offers the perfect balance of comfort, practicality and connectivity in a sought-after Hemsworth setting. Early viewing is highly recommended.

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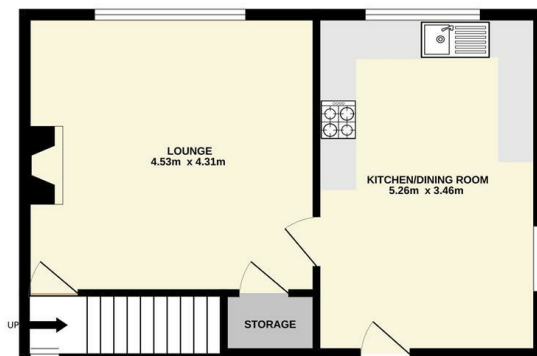








GROUND FLOOR
41.4 sq.m. approx.



1ST FLOOR
42.0 sq.m. approx.



TOTAL FLOOR AREA: 83.4 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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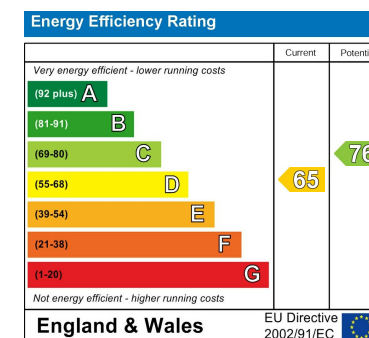
LOCAL AUTHORITY
Wakefield

TENURE
Freehold

EPC RATING:
D

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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