

...Your proactive estate agent



Highfield Road, Hemsworth, Pontefract, WF9 4EA
Offers Over £130,000

Park Row



Lead In

An immaculately presented two-bedroom terrace home, ideally situated in the heart of Hemsworth and offering far more than first meets the eye.

This stylish property is beautifully presented throughout and is sure to appeal to a wide range of buyers, whether you are a first-time purchaser, downsizer, or investor. Unusually for a terrace home, the property benefits from a private driveway and a generous rear garden, creating excellent outdoor space and practical off-street parking.

Internally, the home offers a modern and tasteful interior, with well-maintained accommodation ready for a buyer to move straight into and enjoy. The overall finish and presentation throughout are expected to attract strong interest.

The property is being offered for sale with no onward chain, and subject to offer, the seller may also consider including selected furniture within the sale, making this an even more appealing opportunity.

Located within easy reach of Hemsworth town centre, the property enjoys convenient access to a range of shops, supermarkets, bars, and everyday amenities, along with excellent commuter links, including nearby bus routes and train stations.

An internal viewing is highly recommended to fully appreciate the space, condition, and outdoor offering this superb home has to offer.

Living Room

3.91 x 3.96 (12'10" x 12'12")

UPVC front entrance door. Access to the kitchen. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front exterior



Kitchen

2.49 x 4.03 (8'2" x 13'3")

Range of high and low level kitchen units with integrated appliances including fridge / freezer, washing machine and oven and four ring hob. Sink with drainer and chrome taps over. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear. Access to the bathroom and stairs leading to the first floor.



Hallway

0.89 x 1.06 (2'11" x 3'6")

Access to bathroom and storage cupboard. UPVC door giving access to the rear. Tiled effect flooring.

Bathroom

1.64 x 2.70 (5'5" x 8'10")

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Panel bath with chrome taps, shower screen and mains feed shower. Chrome central heated towel rail. UPVC double glazed frosted window to the rear.



Landing

0.73 x 0.84 (2'5" x 2'9")

Access to both bedrooms. Carpeted throughout.

Bedroom One

3.95 x 4.10 (12'12" x 13'5")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



Bedroom Two

2.51 x 3.03 (8'3" x 9'11")

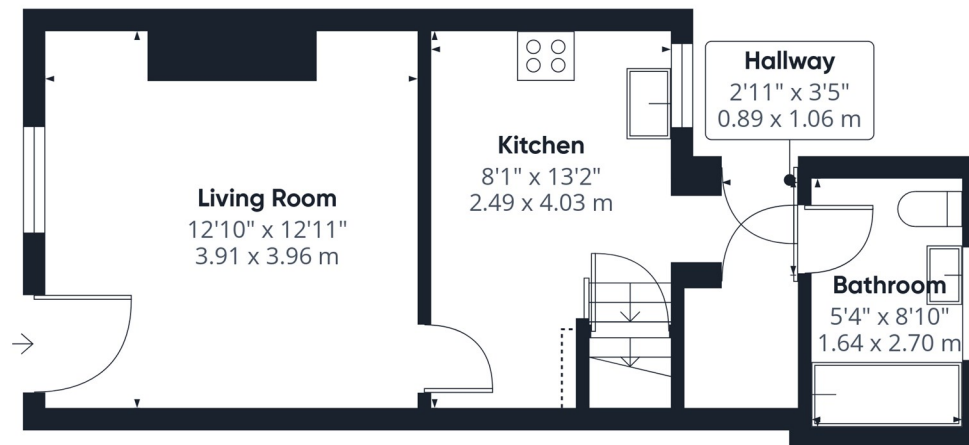
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.



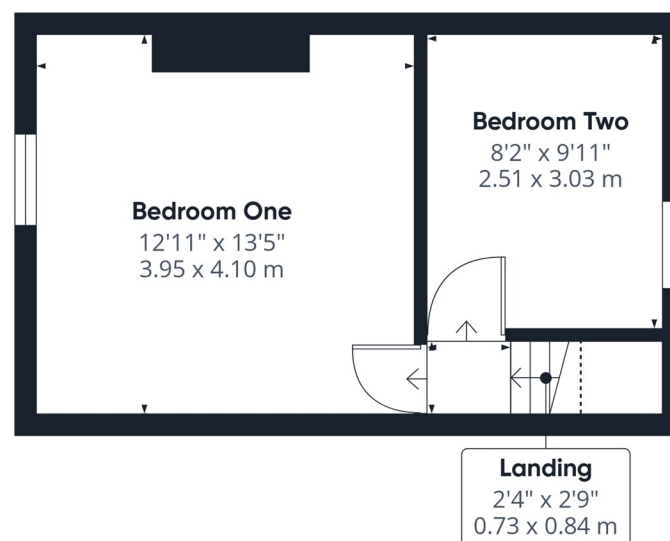
Exterior

Large rear garden, partially paved and mainly laid to lawn. Access to two out buildings. Driveway running down the side of the property with parking for over three cars.





Floor 0



Floor 1

Approximate total area⁽¹⁾

606 ft²
56.3 m²

Reduced headroom

1 ft²
0.1 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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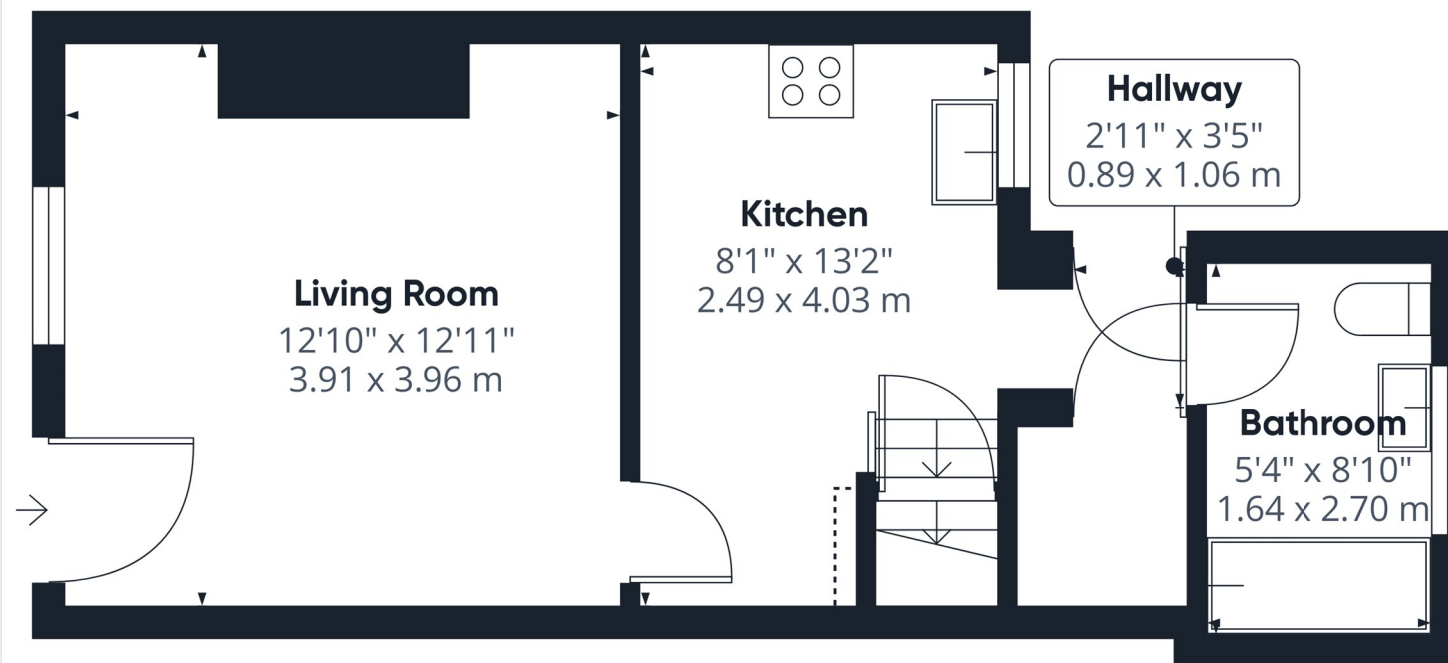
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Floor 0

Approximate total area⁽¹⁾

346 ft²
32.1 m²

Reduced headroom

1 ft²
0.1 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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Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
43-54	E		
35-42	F		
2-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU

Environmental Impact (CO ₂) Rating		Current	Potential
Very low environmental impact - lower CO ₂ emissions			
100-120	A		
81-100	B		
62-80	C		
43-61	D		
25-42	E		
9-24	F		
1-8	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU

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