

## Highfield Road, Hemsworth, Pontefract



**£240,000**



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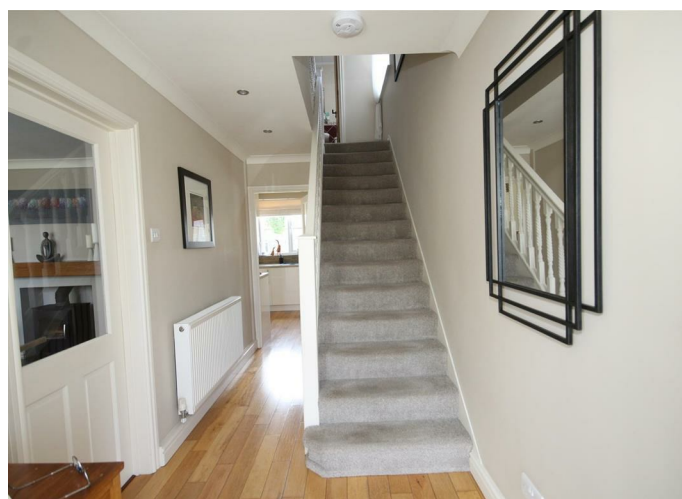


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This property presents an excellent opportunity for families seeking a comfortable and stylish living space. This home is ideal for those looking to settle down in a welcoming community with a spacious reception room, perfect for entertaining guests or enjoying quality time with family. The contemporary design and layout create a warm and inviting atmosphere, making it easy to envision hosting gatherings or simply relaxing in your own space. Highfield Road is conveniently located, providing easy access to local amenities, schools, and parks, making it an ideal choice for families. This property not only offers a comfortable living environment but also the potential for a vibrant lifestyle in a friendly neighbourhood.



- PRICE GUIDE £240,000 - £250,000
- Beautifully presented throughout and an entertaining paradise
- Reception Hall, Lounge with log burning stove
- Fabulous dining kitchen, Conservatory
- Sitting room, Utility/Cloakroom
- Three good size bedrooms, two with fitted wardrobes, House bathroom
- Expansive gardens and stunning entertaining suite. Workshop, Ample parking
- Freehold
- Council Tax Band A
- EPC Grade to follow

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Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Reception Hall

16'6" x 5'11" (5.05 x 1.81)

Enter through a modern composite and glazed door into this welcoming entrance to the property with oak flooring, coved ceiling, feature concealed lighting panel, central heating radiator and stairs to the first floor. Below the stairs is a custom built range of slide out storage compartments with space for coats, shoes and sundry items, all fronted with feature open panelling.

### Lounge

14'6" x 10'6" (4.43 x 3.22)

A lovely bright room with wide front facing window and a feature made of the log burning stove set within a chimney recess with polished slate below and solid timber mantle over. Modern vertical anthracite finished radiator and coved ceiling.

### Sitting Room

17'10" x 8'5" (5.45 x 2.57)

Off to the right from the hall and with a step down into it, this useful room was the former garage and has been well presented as a playroom or sitting room or even a home office for anyone who works from home, laminate flooring, wide front facing window, central heating radiator and inset lighting.

### Dining Kitchen

20'11" x 9'2" (6.39 x 2.80)

Great size modern open plan area with the kitchen are fitted with an expansive range of modern units including base cupboards and drawers with laminate work surfaces over which widens to form a divider and breakfast bar, inset single drainer 1.5 bowl sink with mixer taps over, fitted double under oven and 4 ring induction hob with modern extractor hood over, wall cupboards and pop out plug socket. The worktops have feature splash backs above, there is a window overlooking the rear garden, inset ceiling lighting, plinth heater and oak flooring. The dining area gives plenty of space for family dining, has a central heating radiator and twin, glazed doors leading into the conservatory.

### Conservatory

10'11" x 8'8" (3.33 x 2.65)

Lovely space with low level plastered brick walls surmounted by tall windows and French windows leading out onto the patio.

### Rear Entrance Hall

With a panelled and glazed external door to the rear garden and access off to the utility room.

### Utility/Cloakroom

6'8" x 5'0" overall (2.04 x 1.53 overall)

Having a low level flush WC, vanity wash hand basin set against a feature panelled wall and with work surface having space below for washing machine and dishwasher and with a useful storage cupboard, central heating radiator, window to the rear and modern tiled floor.

### First Floor Landing

With side facing window and cupboard off housing the gas fired central heating boiler.

### Bedroom 1

11'0" x 10'11" plus doorrecess (3.36 x 3.34 plus doorrecess)

Good size double bedroom with ample natural light through the wide window and having ranges of fitted furniture including tall hanging wardrobes, with some mirror faced doors, storage cupboards and wide dressing table and drawer storage unit. Central heating radiator and coved ceiling.

### Bedroom 2

14'0" x 9'8" (4.29 x 2.96)

Great second bedroom, again with a wide, rear facing window, central heating radiator and coved ceiling.

### Bedroom 3

10'3" x 7'4" (3.13 x 2.25)

Lovely third bedroom with custom built bed base with storage below and a range of fitted wardrobes with sliding mirror faced doors and attached shelved unit. Central heating radiator and front facing window.

### House Bathroom

7'1" x 5'6" (2.17 x 1.68)

Having a white suite of panelled bath with fitted electric shower and folding screen over, pedestal wash hand basin and low level flush WC. Tiled walls, central heating radiator and side facing opaque window.

### External

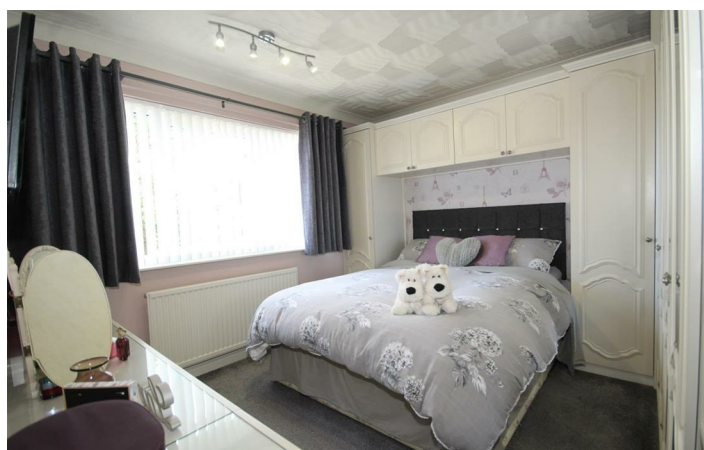
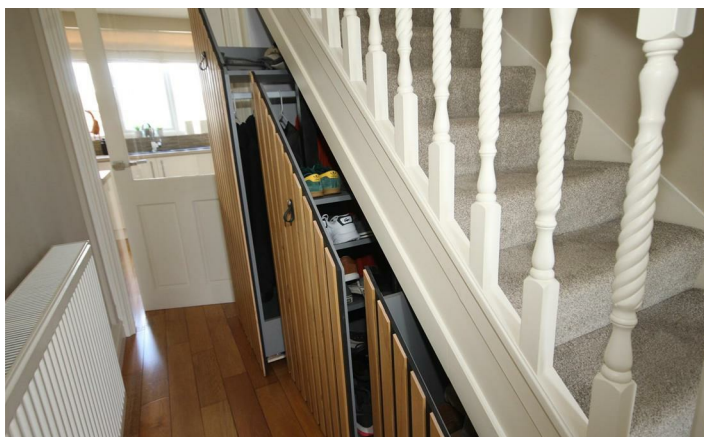
To the front the property enjoys an area of garden with brick boundary wall and an expansive driveway which offers parking for several vehicles. Step into the rear garden and it is absolute paradise for those who enjoy entertaining and al fresco dining. There are areas of lawn for the kids to roll around on, beautiful porcelain sitting areas and modern composite decking which has inset up lighting and flowers across the front of a magnificent, custom built garden room. There is a further outbuilding as a workshop and a section of pebbled hardstanding for caravan or further vehicle. The garden is private and well enclosed.

### Garden/Entertaining Room

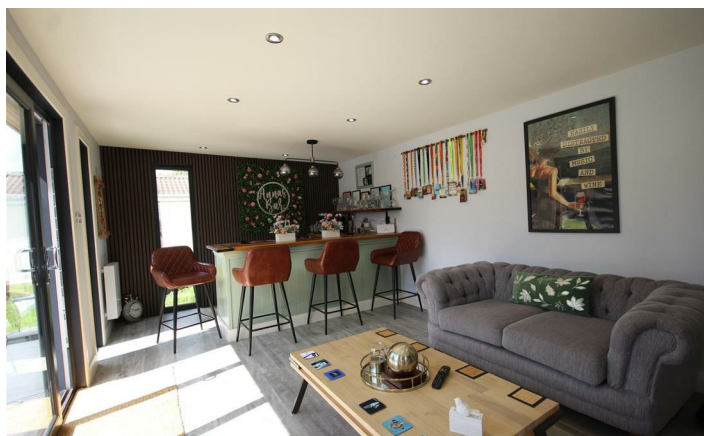
20'7" x 10'9" (6.29 x 3.29)

With windows and patio doors, inset lighting and a bar which makes this a space which family and friends can enjoy when the barbecue comes out. An absolutely fabulous space.











## Floor Plan

GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.

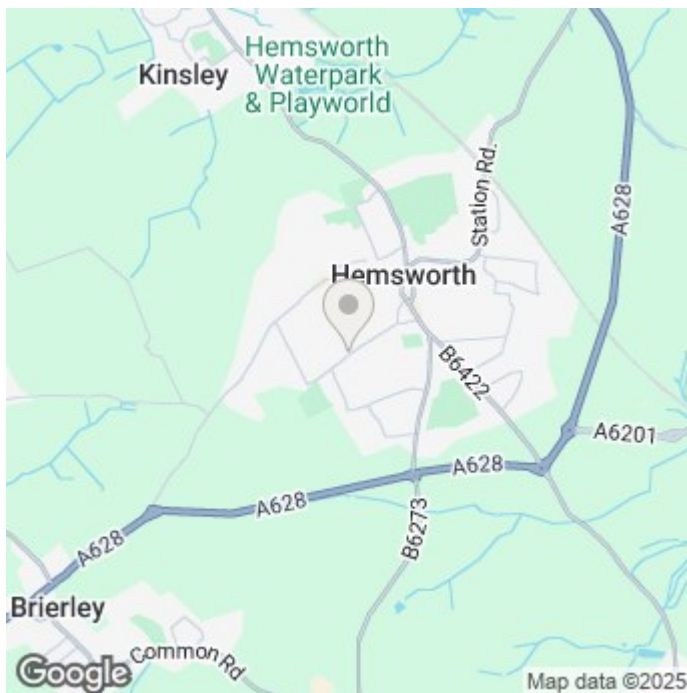


1ST FLOOR  
398 sq.ft. (36.9 sq.m.) approx.




TOTAL FLOOR AREA: 1088 sq.ft. (101.1 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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## Energy Efficiency Rating


	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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