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6 Hollygarth Court, Hemsworth, Pontefract, WF9 4SX

For Sale Freehold Offers Over £175,000

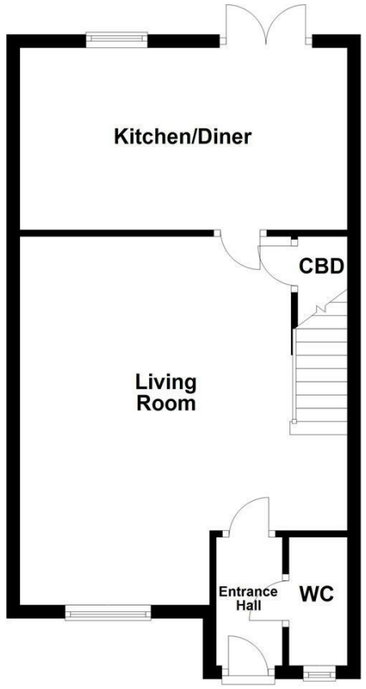
Situated on the fringe of Hemsworth town centre is this three bedroom mid town house benefitting from well proportioned accommodation throughout, off road parking space and enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., living room and kitchen. The first floor landing leads to three bedrooms, with bedroom one boasting en suite shower facilities and the house bathroom/w.c. Outside to the front of the property there is a tarmacadam parking space providing off road parking for one vehicle and a paved pathway to the front door. To the rear the garden is mainly laid to lawn with pebbled and planted beds incorporating two paved patio areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing with a timber gate to the rear.

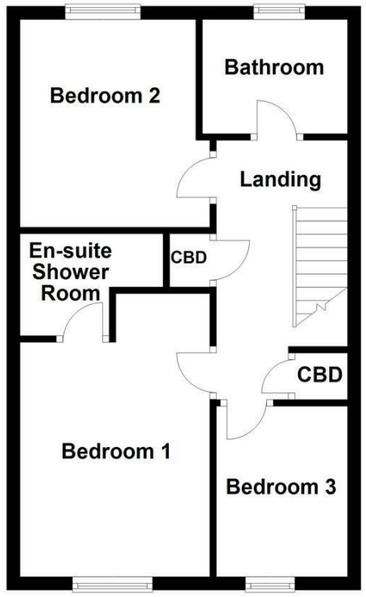
The property is ideally located for all local shops and amenities including schools that Hemsworth has to offer and offers excellent commuter links for those looking to travel further afield for work.

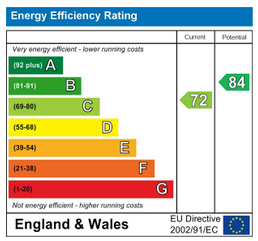
Ready to move into and done to a very high standard, this property would make a superb family home and a viewing is highly recommended.

Ground Floor



First Floor





IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE HALL
Central heating radiator, doors to the living room and downstairs w.c.

W.C.
2'9" x 6'4" (0.86m x 1.95m)
UPVC double glazed frosted window to the front, extractor fan, central heating radiator, low flush w.c., ceramic wash basin built into storage unit with mixer tap and tiled splash back.

LIVING ROOM
16'2" x 18'3" (max) x 14'6" (min) (4.94m x 5.57m (max) x 4.44m (min))
UPVC double glazed window to the front, coving to the ceiling, central heating radiator, door to the kitchen/diner and stairs to the first floor landing with understairs storage cupboard.

KITCHEN/DINER
9'0" x 16'2" (2.76m x 4.94m)
Range of modern wall and base units with laminate work surface over, sink and drainer with mixer tap and tiled splash back. Four ring induction hob with partial pyrex splash back and extractor hood above. Integrated oven and space and plumbing for a washing machine, tumble dryer and fridge/freezer. Central heating radiator, UPVC double glazed window to the rear and set of UPVC double glazed patio doors to the rear garden.

FIRST FLOOR LANDING
Loft access, central heating radiator and doors to three bedrooms, the house bathroom and two storage cupboards.

BEDROOM ONE
14'4" x 9'8" (max) x 4'9" (min) (4.38m x 2.96m (max) x 1.46m (min))
UPVC double glazed window to the front, central heating radiator, door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
4'10" x 7'3" (max) x 4'7" (min) (1.48m x 2.21m (max) x 1.42m (min))
Central heating radiator, extractor fan, low flush w.c., ceramic wash basin built into storage unit with mixer tap, shower cubicle with electric shower head attachment and glass shower screen.

BEDROOM TWO
10'5" x 9'8" (max) x 8'9" (min) (3.19m x 2.95m (max) x 2.67m (min))
UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE
6'2" x 8'8" (1.88m x 2.65m)
UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.
5'7" x 7'1" (1.72m x 2.17m)
Ladder style central heating radiator, UPVC double glazed frosted window to the rear, extractor fan, low flush w.c., pedestal wash basin with mixer tap and bath with mixer tap.

OUTSIDE
To the front of the property there is a tarmacadam parking space providing off road parking for one vehicle and a paved pathway leading to the front door. To the rear the garden is laid to lawn with planted beds and pebbled area incorporating two paved patio areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing with a timber gate to the rear.

COUNCIL TAX BAND
The council tax band for this property is B.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.