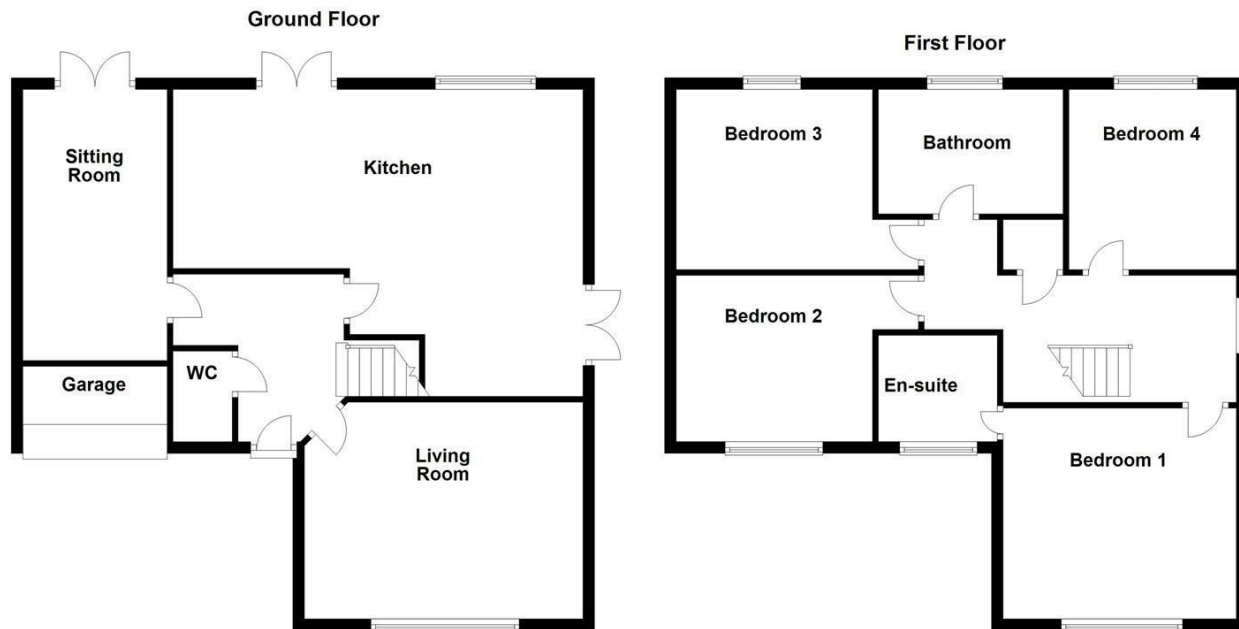




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2 Longworth Road, Hemsworth, Pontefract, WF9 4SZ

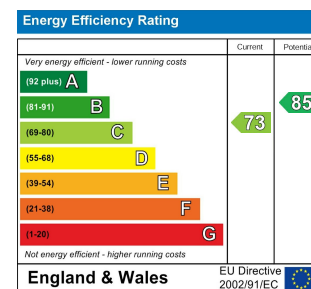
For Sale Freehold £325,000

Situated in a popular area of Hemsworth is this beautifully presented four bedroom family detached home benefitting from driveway parking, stunning rear gardens, UPVC double glazing and gas central heating.

The property briefly comprises of an entrance hall with downstairs w.c., main living room, sitting room and open plan kitchen with dining area. To the first floor landing there are four bedrooms, one of which benefits from an en suite shower room/w.c. and a family bathroom/w.c. Externally the property has easy to maintain lawns to the front and rear with patio seating areas and driveway parking with gated entry.

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.



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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.

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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.

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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.

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



ACCOMMODATION

ENTRANCE HALL

Herringbone design flooring and access to the living room to the front, downstairs w.c., kitchen and sitting room.

LIVING ROOM

11'8" x 13'6" [3.57m x 4.12m]

UPVC double glazed window to the front elevation, wood effect laminate flooring and gas central heating radiator.



SITTING ROOM

13'3" x 8'3" [4.05m x 2.53m]

UPVC French double glazed doors to the rear entrance and gas central heating radiator.

KITCHEN

21'5" (max) x 16'8" [6.54m (max) x 5.10m]

UPVC double glazed French doors to the side and rear elevation with a UPVC double glazed window to the rear elevation. An array of shaker style wall and base units for storage with wood worktops, freestanding gas range cooker with stainless steel splash back and cooker hood. Space for a double American style fridge/freezer, space for a washing machine, space for a dryer and space for a dishwasher. Integrated wine fridge, spotlights to the ceiling with tiled floor, gas central heating radiator and space for a dining table and chairs.



FIRST FLOOR LANDING

Access to four bedrooms [with bedroom one benefitting from en suite facilities] and family bathroom/w.c.

BEDROOM ONE

13'1" x 8'4" [4.01m x 2.56m]

UPVC double glazed window to the front elevation, gas central heating radiator and built in wardrobes. Door leading through to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

6'6" x 7'3" [2.0m x 2.22m]

UPVC double glazed frosted window to the front elevation, walk in shower cubicle with wall mounted shower, low flush w.c. and wash hand basin with hot/cold tap. Gas central heating radiator, spotlights to the ceiling and fully tiled walls.



BEDROOM TWO

14'0" x 9'7" [4.29m x 2.93m]

UPVC double glazed window to the front elevation, gas central heating radiator and built in wardrobe.

BEDROOM THREE

14'0" x 9'4" [4.29m x 2.86m]

UPVC double glazed window to the rear elevation, gas central heating radiator and built in storage.

BEDROOM FOUR

9'8" x 9'0" [2.95m x 2.75m]

UPVC double glazed window to the rear elevation, gas central heating radiator and built in storage.

BATHROOM/W.C.

6'11" x 7'10" [2.12m x 2.41m]

Three piece suite comprising freestanding bath with hand held shower attachment, vanity wash hand basin unit with mixer tap and low flush w.c. UPVC double glazed frosted window to the rear elevation and gas central heating radiator.



OUTSIDE

To the front of the property there is gated entry with block paved driveway providing ample space for two-three cars. Tiered lawn with a flagged patio seating area with decked steps leading up to an easy to maintain lawn with corner flagged patio and barked chipped seating area. In addition, a further easy to maintain lawn with wood fencing surrounding.



COUNCIL TAX BAND

The council tax band for this property is E.

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.