



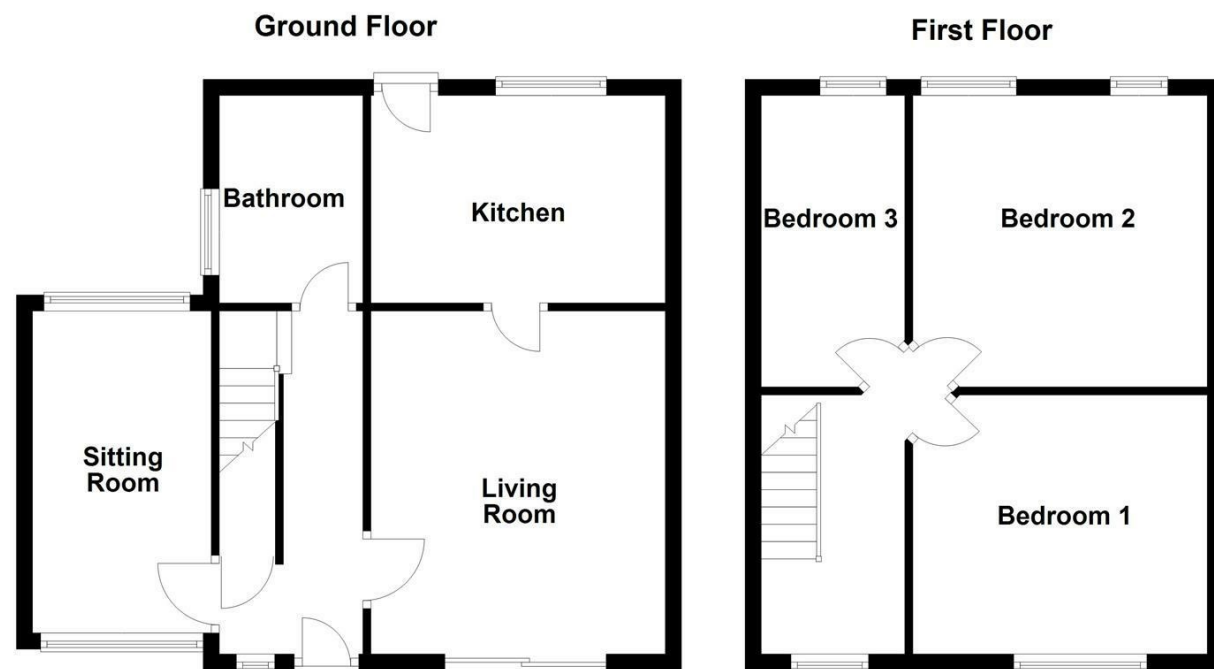
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44 Hamel Rise, Hemsworth, Pontefract, WF9 4LL

For Sale Freehold Chain Free £140,000

A well proportioned three bedroom semi detached home set within this popular cul-de-sac location, enjoying a much larger than average rear garden together with a detached garage and ample parking, making it ideal for families and buyers seeking generous outdoor space.

Benefiting from sealed unit double glazing and partial central heating, this deceptively spacious three bedroom family home offers excellent potential for cosmetic improvement to suit individual tastes. The property is approached via a welcoming reception hall leading to a generous living room featuring French doors opening to the front. In addition, there is a separate sitting room enjoying windows to both the front and rear elevations, providing flexible reception space. To the rear of the property is a dining kitchen fitted with a range of units and overlooking the garden. The ground floor accommodation is completed by a bathroom fitted with a three piece suite. To the first floor, there are three well proportioned bedrooms. Externally, the property benefits from a neat front garden, while to the rear there is a much larger garden incorporating off road parking leading to a garage, a lawned area with established planting, several useful former outbuildings, and additional low-maintenance garden sections.

The property occupies a pleasant position within a popular cul-de-sac location, conveniently placed for the wide range of shops, schools and recreational facilities available in Hemsworth town centre. Hemsworth also offers excellent commuter links to surrounding business centres and provides easy access to the national motorway network.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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

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ACCOMMODATION

ENTRANCE HALL

14'1" x 5'10" [4.3m x 1.8m]

Entered via a UPVC front entrance door with adjoining window, the reception hall includes a central heating radiator, staircase leading to the first floor, and a useful understairs storage cupboard.

LIVING ROOM

13'9" x 12'1" [4.2m x 3.7m]

A comfortable main reception room featuring a sliding window to the front elevation and a feature fireplace with grate suitable for an open fire.



KITCHEN

12'1" x 8'6" [3.7m x 2.6m]

Fitted with a range of wall and base units with laminate work surfaces incorporating a composite sink unit. Space for a slot-in gas cooker, washing machine and tall fridge freezer. A window and stable style door provide access to the rear garden, and a central heating radiator.

SITTING ROOM

13'5" x 7'2" [4.1m x 2.2m]

A versatile second reception room with windows to both the front and rear elevations and a central heating radiator, suitable as a family room, dining room or home office.



BATHROOM/W.C.

8'6" x 5'10" [2.6m x 1.8m]

Frosted window to the side, part tiled walls and fitted with a

three piece suite comprising panelled bath with electric shower over, pedestal wash basin and low suite w.c. A double central heating radiator and extractor fan.



FIRST FLOOR LANDING

A spacious landing area with window to the front and loft access point, giving access to the bedroom accommodation.

BEDROOM ONE

12'1" x 10'5" [3.7m x 3.2m]

A good sized double bedroom with window overlooking the front elevation.



BEDROOM TWO

11'5" x 10'5" [3.5m x 3.2m]

Double bedroom located to the rear, featuring two windows and built-in storage cupboards.



BEDROOM THREE

11'5" x 6'6" [3.5m x 2.0m]

A well proportioned third bedroom with window overlooking the rear garden.



OUTSIDE

To the front, the property enjoys a lawned garden with established planted borders. A shared driveway runs alongside the property leading to the rear, where a gated private driveway provides access to a detached single garage. The rear garden is particularly generous, incorporating a large lawned area with mature specimen trees beyond which lie former outbuildings and further low maintenance garden sections, offering excellent potential for outdoor entertaining or family use.



COUNCIL TAX BAND

The council tax band for this property is A.

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.