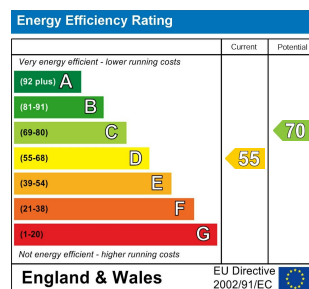


Total area: approx. 75.5 sq. metres (812.9 sq. feet)



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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



10 Old Mill Close, Hemsworth, Pontefract, WF9 4QY

For Sale Freehold £185,000

Nestled in a cul-de-sac location in Hemsworth is this superbly presented three bedroom semi detached property in turn key condition, the property benefits from spacious conservatory, ample off road parking and enclosed rear garden.

The property briefly comprises entrance hall, living room, modern fitted kitchen/diner and conservatory. The first floor landing leads to three bedrooms and house shower room/w.c. Outside to the front is ample driveway parking providing off road parking for several vehicles leading to a single detached garage. To the rear is an enclosed garden comprising an artificial lawn and stone paved patio areas, perfect for outdoor dining.

Hemsworth is ideally located for a range of buyers with shops and schools within walking distance and all the amenities Hemsworth town centre has to offer, as well as neighbouring towns such as Pontefract and Featherstone. For those who wish to travel further afield, Fitzwilliam train station is only a short drive away, as well as the A1 motorway link is nearby.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front door, central heating radiator, stairs to the first floor landing and door to the living room.

LIVING ROOM

13'7" x 12'11" [max] x 11'8" [min] [4.16m x 3.94m [max] x 3.58m [min]]

UPVC double glazed bay window to the front, central heating radiator, spotlights to the ceiling and door to the kitchen/diner.

KITCHEN/DINER

14'1" x 9'1" [4.3m x 2.78m]

Range of modern wall and base units with quartz work surface over, inset 1 1/2 sink with mixer tap and tiled splash back, four ring induction hob with extractor hood, integrated double oven, integrated washing machine, integrated fridge/freezer and breakfast bar with matching quartz work surface. Spotlights to the ceiling, anthracite column central heating radiator, UPVC double glazed window to the rear, composite

frosted side door, access to the understairs storage cupboard and a set of double doors to the conservatory.

CONSERVATORY

8'0" x 10'9" [2.46m x 3.29m]

Surrounded by UPVC double glazed windows, a set of UPVC double glazed French doors to the rear garden and wall mounted electric heater.

FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side, overstairs storage cupboard and doors to three bedrooms and shower room.

BEDROOM ONE

9'7" x 12'0" [2.93m x 3.68m]

Set of fitted wardrobes with sliding doors, central heating radiator and UPVC double glazed window to the front.

BEDROOM TWO

9'7" x 10'10" [2.93m x 3.31m]

UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE

6'9" x 6'1" [2.08m x 1.87m]

UPVC double glazed window to the front and central heating radiator.

SHOWER ROOM/W.C.

5'5" x 6'0" [1.66m x 1.85m]

UPVC double glazed frosted window to the rear, ladder style central heating radiator, low flush w.c., ceramic wash basin with mixer tap and double shower cubicle with overhead shower and glass shower screen. Fully tiled, extractor fan and spotlights.

OUTSIDE

To the front of the property is a block paved driveway with tarmacadam driveway running down the side of the property providing off road parking for several vehicles leading to the single detached garage [7.38M x 2.47m] with up and over door, power and light. To the rear is an artificial lawn with stone paved patio areas, perfect for outdoor dining and entertaining, surrounded by timber fencing.

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.