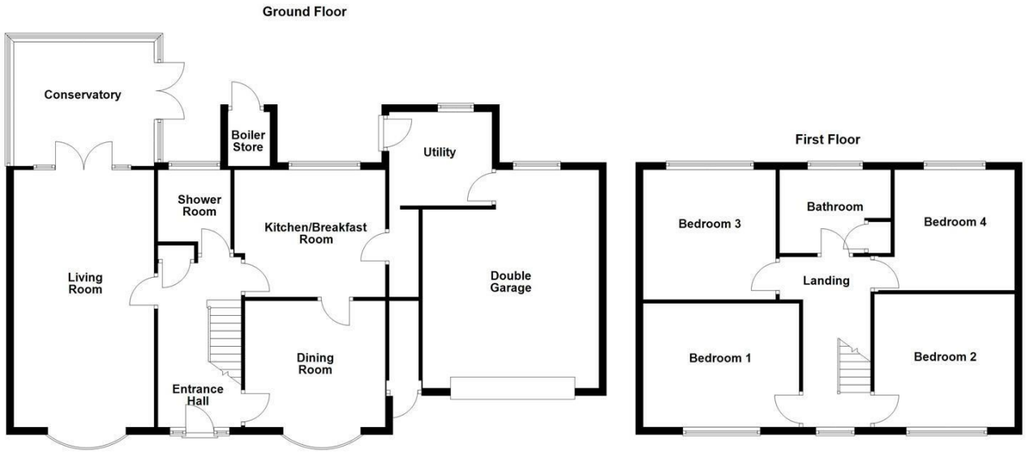
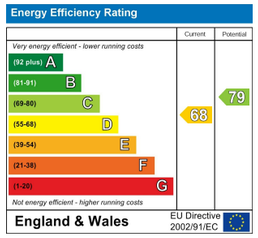


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

1 Church Close, Hemsworth, Pontefract, WF9 4SJ

For Sale Freehold £380,000

Set within a low maintenance plot and secured by electric gated access with generous off road parking, this impressive four bedroom detached family home is offered with vacant possession and no chain, it has spacious and well balanced accommodation throughout with a new boiler having been fitted in 2020.

The ground floor comprises a welcoming entrance hall with access to both a storage cupboard and under stair storage, with stairs rising to the first floor landing. From the hall, doors lead to the living room, dining room, kitchen/breakfast room, and a ground floor shower room. The living room flows into a bright conservatory, which opens directly to the rear garden. The dining room is also connected to the kitchen/breakfast room, which in turn provides access to a practical utility room. From the utility, there is direct entry into the double garage as well as access to the rear garden. To the first-floor landing, there is access to the loft, a storage cupboard, and doors leading to four double bedrooms and the family bathroom. Externally, the property is approached via double wrought iron electric gates, opening onto a substantial block paved driveway, offering parking for multiple vehicles and access to the double attached garage. The front garden is attractively landscaped with tiered slate beds, mature planting, stone walling, and timber fencing. To the rear, the low maintenance garden offers a paved patio and seating areas, ideal for outdoor dining and entertaining, with tiered beds incorporating gravel, slate, and mature shrubs. The garden is fully enclosed, providing a secure and family-friendly environment, and also houses an external boiler/storage area.

Hemsworth is an excellent choice for a wide range of buyers, particularly families, thanks to its proximity to well-regarded schools from nursery through to sixth form, many within walking distance. The town offers a variety of local amenities, including shops, public houses, and leisure facilities, with Hemsworth Water Park located nearby and Nostell Priory just a short drive away for family days out. Commuters will also benefit from excellent transport links, with regular bus services to neighbouring towns such as Pontefract and Barnsley, alongside easy access to the A1 motorway, connecting to regional and national destinations.

While the property would benefit from a degree of modernisation, it presents outstanding potential and offers versatile living space for a growing family. Viewing is highly recommended to fully appreciate the scale, layout, and opportunities this home provides.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door with frosted glass pane leads into the entrance hall with coving to the ceiling, ceiling rose, dado rail, central heating radiator, stairs rising to the first floor and access to understairs storage. Doors to the living room, dining room, kitchen breakfast room, shower room and a storage cupboard.

LIVING ROOM
12'5" x 22'11" (3.8m x 7m)
UPVC double glazed French doors to the Conservatory, UPVC double glazed bow window to the front, two central heating radiators, coving to the ceiling and ceiling roses, fitted shelving, gas fireplace with marble hearth, surround and mantle.

CONSERVATORY
10'10" x 12'1" (3.31m x 3.7m)
Surrounded by UPVC double glazed windows with a set of UPVC double glazed doors to the rear garden, central heating radiator and air conditioning unit.

DINING ROOM
11'3" x 12'5" (3.43m x 3.8m)
UPVC double glazed bow window to the front, coving to the ceiling, ceiling rose, decorative fireplace with tiled surround and cast-iron mantle, central heating radiator and a door through to the kitchen breakfast room.

KITCHEN BREAKFAST ROOM
10'9" x 13'10" (max) x 12'3" (min) (3.3m x 4.23m (max) x 3.75m (min))
Door through to the utility, UPVC double glazed window to the rear, range of wall and base units with work surfaces over, composite 1 1/2 sink and drainer with mixer tap, tiled splashback, space for a range style cooker as well as integrated fridge freezer and integrated dishwasher.

UTILITY ROOM
8'8" x 8'3" (max) x 7'1" (min) (2.66m x 2.53m (max) x 2.18m (min))
UPVC double glazed window to the rear, frosted UPVC double glazed door to the rear garden, central heating radiator, wall and base units with work surface over, stainless steel sink and drainer with mixer tap, tiled splashback and space/plumbing for washing machine and tumble dryer. Door through to the double garage.

SHOWER ROOM
5'8" x 6'4" (1.75m x 1.95m)
Frosted UPVC double glazed window to the rear, coving to the ceiling, extractor, central heating radiator, low flush WC, ceramic wash basin with storage below and mixer tap, shower cubicle (fitted in 2020) with mains fed shower head attachment and glass shower screen as well as full tiling.

DOUBLE GARAGE
19'4" x 15'9" (max) x 9'1" (min) (5.9m x 4.82m (max) x 2.78m (min))
Single pane frosted window to the rear, power, light and electric up-and-over door.

FIRST FLOOR LANDING
Loft access, UPVC double glazed window to the front, coving to the ceiling, dado rail, central heating radiator and doors to four bedrooms and the house bathroom.

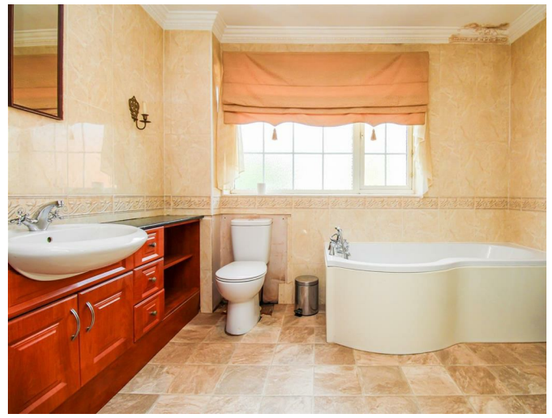
BEDROOM ONE
11'1" x 13'9" (3.4m x 4.2m)
UPVC double glazed window to the front, coving to the ceiling, central heating radiator and a set of fitted wardrobes.

BEDROOM TWO
12'6" x 11'9" (3.83m x 3.6m)
UPVC double glazed window to the front, coving to the ceiling, central heating radiator and fitted wardrobes.

BEDROOM THREE
11'10" x 11'5" (3.62m x 3.5m)
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

BEDROOM FOUR
10'10" x 12'7" (max) x 10'6" (min) (3.31m x 3.84m (max) x 3.22m (min))
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

HOUSE BATHROOM
7'9" x 9'10" (max) x 7'4" (min) (2.38m x 3.01m (max) x 2.25m (min))
Frosted UPVC double glazed window to the rear, coving to the ceiling, spot lighting, modern style central heating radiator, access to a storage cupboard. Low flush W.C., ceramic wash basin built into a storage unit with mixer tap, 'P' shaped bath (fitted in 2018) with mixer tap and showerhead attachment, and full tiling.



OUTSIDE
The front garden is low maintenance and is approached through electric wrought iron double gates which lead to a block paved driveway, providing off road parking for several vehicles and leading to both the front door (new in 2018) with column pillar decoration as well as the double attached garage with electric up and over door, power and light. All windows to the front were replaced in 2018. The rest of the front garden incorporates a raised slate bed with features, mature trees and shrubs, as well as timber fencing and wall surrounds. The rear garden is also low maintenance, mainly laid to paved and block paved patio areas, perfect for outdoor dining and entertaining. It features tiered beds with slate pebbled areas and a variety of mature shrubs. The garden is fully enclosed by walls and timber fencing, making it ideal for families with children.

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

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.

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

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