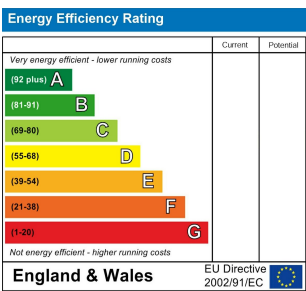


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



44 Hamel Rise, Hemsworth, Pontefract, WF9 4LL

For Sale Freehold £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.



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.