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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.

**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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 7 Cemetery Road, Hemsworth, Pontefract, WF9 4AH

**For Sale Freehold £145,000**

Situated in the popular Hemsworth area of Pontefract is this three bedroom mid terrace property, offering spacious accommodation over three floors, including three well proportioned bedrooms, versatile reception space, a rear kitchen extension and gardens to both the front and rear, this property presents excellent potential and is certainly not one to be missed.

The accommodation briefly comprises an entrance vestibule leading into the living room, which in turn provides access to a further hallway with stairs to the first floor and entry to the dining room. The dining room offers access to the cellar and flows through to the kitchen, which opens onto the rear garden. To the first floor, the landing provides access to two bedrooms and the house bathroom, with stairs leading to the second floor, where a further double bedroom and useful storage can be found. Externally, the front garden is laid with artificial lawn and bordered by mature shrubs, with a timber gate and pathway leading to the entrance door. The rear garden is designed for low maintenance with a pebbled patio area, ideal for outdoor dining and entertaining, and is fully enclosed with gated access to the rear.

Hemsworth is a fantastic location for a variety of buyers, including first time buyers, small families and professional couples. The property is conveniently placed for local shops, schools and the amenities of Hemsworth town centre, all within walking distance. The A1 motorway is also easily accessible for those commuting further afield. For leisure, Hemsworth Water Park is within walking distance, providing a wonderful family attraction.

In need of a degree of modernisation but offering excellent potential, this three bedroom mid terrace property must be viewed internally to be fully appreciated. An early viewing is highly recommended to avoid disappointment.





#### ACCOMMODATION

##### CELLAR

13'9" x 12'4" [4.20m x 3.77m]

Power and light, gas meter and electric meter.

##### ENTRANCE VESTIBULE

Composite front door with frosted glass pane, coving to the ceiling and opening into the living room.

##### LIVING ROOM

12'3" x 13'9" max x 9'1" min [3.74m x 4.20m max x 2.78m min]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, picture rail, electric fireplace with marble hearth, surround and wooden mantle. Opening to a further hallway.



##### HALLWAY

Stairs to the first floor landing and an opening into the dining room.

##### DINING ROOM

12'2" x 13'9" max x 12'0" min [3.72m x 4.20m max x 3.67m min]

Access down to the cellar, an opening into the kitchen, UPVC double glazed window to the rear, dado rail, picture rail, central heating radiator and decorative fireplace with tiled hearth and wooden mantle.

##### KITCHEN

13'3" x 10'2" max x 9'2" min [4.04m x 3.12m max x 2.80m min]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, four ring electric hob with stainless steel extractor hood above, plus integrated oven. Space for under counter fridge/freezer and plumbing for a washing machine. A set of UPVC double glazed French doors to the rear garden and coving to the ceiling.

##### FIRST FLOOR LANDING

Coving to the ceiling, stairs to the second floor/bedroom two. Doors to three bedrooms and the house bathroom.

##### BEDROOM ONE

12'1" x 13'9" max x 10'7" min [3.70m x 4.20m max x 3.24m min]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator and fitted wardrobes.



##### BEDROOM THREE

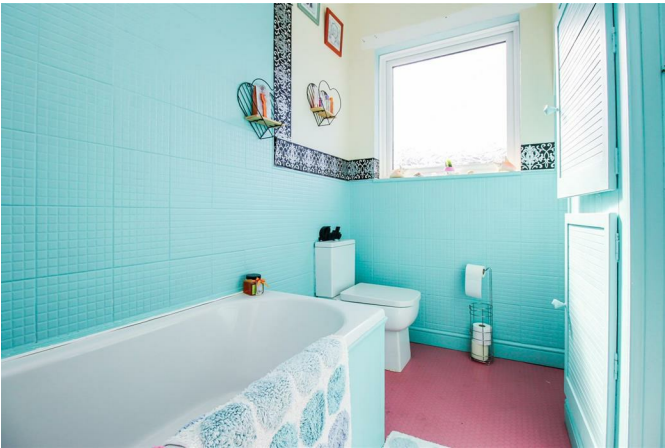
9'1" x 7'1" [2.77m x 2.17m]

UPVC double glazed window to the rear, coving to the ceiling, dado rail and central heating radiator.

##### BATHROOM/W.C.

9'3" x 6'2" max x 4'6" min [2.84m x 1.90m max x 1.38m min]

Frosted UPVC double glazed window to the rear, coving to the ceiling, chrome ladder-style central heating radiator, fitted storage cupboard, low flush w.c, ceramic wash basin built into a vanity storage unit with mixer tap and a panelled bath with mixer tap and electric shower head attachment.



##### SECOND FLOOR

##### BEDROOM TWO

13'7" x 17'2" max x 7'4" min [4.16m x 5.25m max x 2.25m min]

Two Velux skylights, central heating radiator and access to storage eaves.



##### OUTSIDE

To the front garden is mainly laid with artificial lawn, with a shrubbed border and a paved pathway to the front door. Enclosed by timber fencing with a timber gate providing access. To the rear is a low maintenance garden, mainly pebbled with a patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing with a timber gate to the rear.



##### 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.