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



37 Grove Avenue, Hemsworth, Pontefract, WF9 4BL

For Sale Freehold £145,000

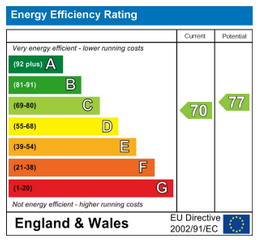
Situated within the popular town of Hemsworth is this deceptively spacious and extended two bedroom mid terrace property, offering well proportioned accommodation throughout. Benefitting from two generous double bedrooms, a spacious lounge diner, a good sized front garden and an enclosed low maintenance rear garden, this attractive home is ideally suited to first time buyers, professional couples or small families alike.

The accommodation briefly comprises a spacious lounge diner, providing a welcoming setting for everyday living and entertaining, with a staircase rising to the first floor and useful understairs storage. The ground floor also benefits from a fitted kitchen with access to the rear garden and a family bathroom. To the first floor, the landing provides access to two well proportioned double bedrooms, with the principal bedroom benefitting from a useful overstairs storage cupboard housing the Baxi combination boiler, together with loft access. Externally, the property enjoys a generous lawned garden to the front, complemented by established shrubs and a concrete pathway leading to the entrance door. The garden is enclosed by a combination of timber and wrought iron fencing, with gated access. To the rear is an attractive low maintenance garden, predominantly paved to provide an ideal space for outdoor dining and relaxation. A useful timber garden shed offers additional storage, while the enclosed garden benefits from double wrought iron gates providing access.

Situated within the popular town of Hemsworth, the property is conveniently positioned for a range of local amenities, including shops, schools, traditional public houses and regular bus services. Fitzwilliam railway station is also within easy reach, providing connections towards Leeds and Sheffield, while the nearby A1 motorway offers convenient access to the M1 and M62 motorway networks for those commuting further afield.

Offering an excellent combination of spacious accommodation, practical outdoor space and a convenient location, this well presented home presents a fantastic opportunity for a range of buyers. An early internal viewing is highly recommended to fully appreciate all that this property has to offer.





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*

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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.



ACCOMMODATION

LOUNGE DINER
23'5" x 12'5" (7.15m x 3.80m)

Frosted and stained glass UPVC double glazed front entrance door leading into the lounge diner. UPVC double glazed bay window overlooking the front elevation. Coving to the ceiling, decorative ceiling roses, dado rail and two central heating radiators. Feature gas fireplace with marble hearth and surround and timber mantle. Doors provide access to the kitchen, bathroom and staircase leading to the first floor landing. Double doored understairs storage cupboard with space for a fridge freezer.



KITCHEN
10'2" x 5'4" (3.10m x 1.65m)

Frosted UPVC double glazed door providing access to the rear. UPVC double glazed window overlooking the rear elevation. Column style central heating radiator and inset spotlights to the ceiling. Fitted with a modern range of Shaker style wall and base units with granite work surfaces over. Inset stainless steel sink with mixer tap and tiled splashbacks. Four ring induction hob with extractor hood above, integrated oven and microwave, integrated washing machine and integrated under-counter fridge.



BATHROOM
9'6" x 7'5" (2.90m x 2.28m)

Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath with electric shower attachment and roller shower screen. Fully tiled walls, inset spotlights to the ceiling and central heating radiator.



FIRST FLOOR LANDING
Doors provide access to two bedrooms.

BEDROOM ONE
20'6" x 11'0" (6.27m x 3.36m)

UPVC double glazed window overlooking the rear elevation. Coving to the ceiling and central heating radiator. Useful overstairs storage cupboard housing the Baxi combination boiler. Loft access.





BEDROOM TWO
12'11" x 12'6" (3.95m x 3.82m)

UPVC double glazed window overlooking the front elevation. Coving to the ceiling, decorative ceiling rose, dado rail and central heating radiator.



OUTSIDE
To the front is a lawned garden with planted borders containing mature shrubs and flowers. A concrete pathway leads to the front entrance door. The garden is enclosed by timber fencing, walling and wrought iron fencing, with a wrought iron gate providing access. To the rear is a low maintenance paved courtyard style garden, ideal for outdoor dining and entertaining. The garden is enclosed by walls and timber fencing with a pair of wrought iron double gates providing access 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.