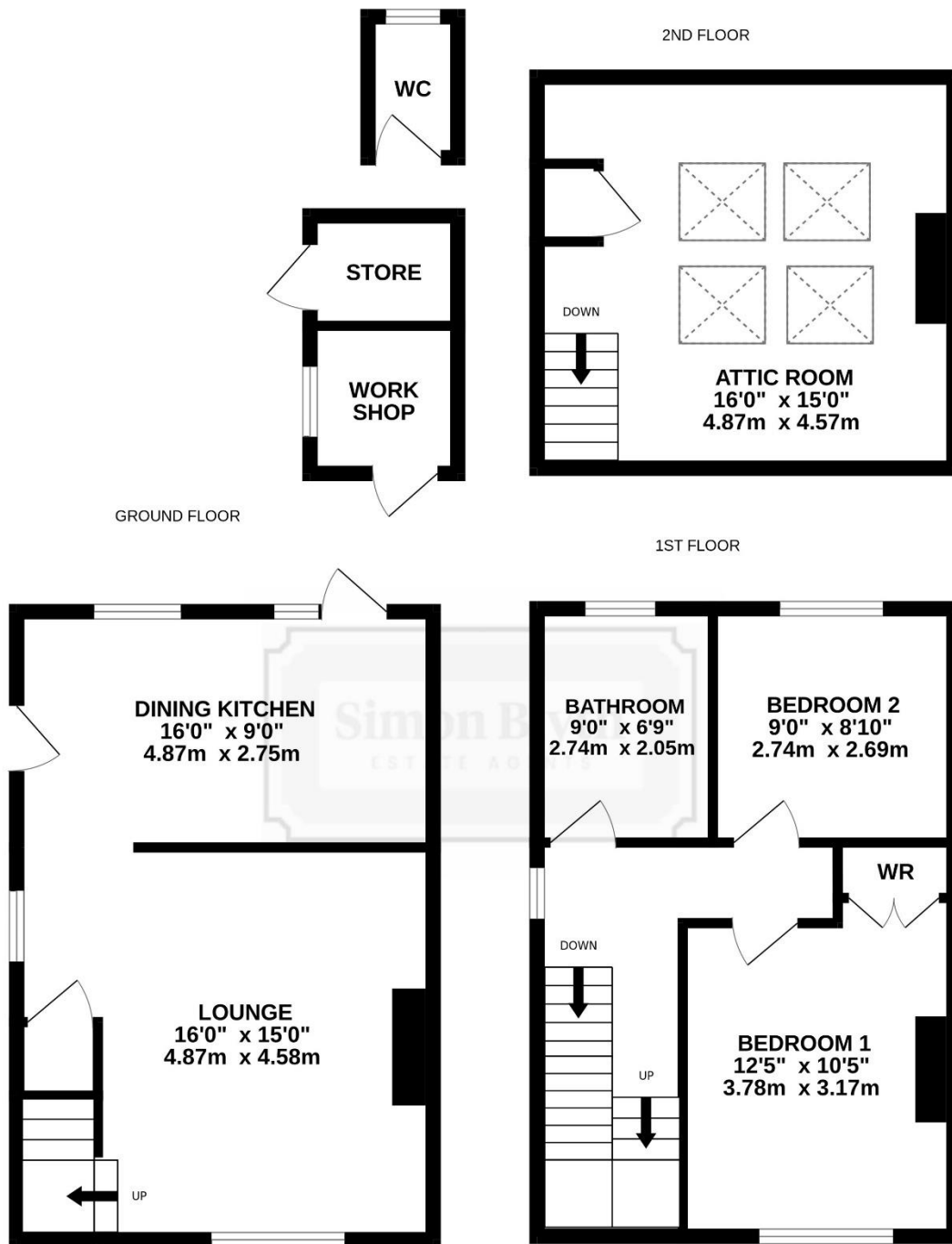


Simon Blyth
ESTATE AGENTS



**HAGUE HALL COTTAGE, HEMSWORTH ROAD, HEMSWORTH,
PONTEFRAC, WF9 4DG**



HAGUE HALL COTTAGES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

WITH FABULOUS VIEWS ACROSS OPEN FIELDS AND NEIGHBOURING COUNTRYSIDE, THIS SUPERBLY APPOINTED, SEMI-DETACHED HOME HAS BEEN COMPLETELY RENOVATED TO A HIGH SPECIFICATION THROUGHOUT BY THE CURRENT VENDORS. BOASTING SUBSTANTIAL DRIVEWAY AND TURNING SPACE TO THE FRONT, USEFUL AND VERSATILE OUTBUILDINGS INCLUDING GARDEN STORE, WORKSHOP AND OUTSIDE WC, AND FINALLY A MULTI-PURPOSE ATTIC ROOM.

The property accommodation briefly comprises of open-plan dining-kitchen and lounge with multi-fuel burning stove to the ground floor. To the first floor there are two well-proportioned double bedrooms, the principal bedroom having fitted wardrobes and the luxury house bathroom. A staircase leads to a useful and versatile attic room which has lighting and power and a skylight window.

Offers Around £325,000

DINING KITCHEN

Measurements – 16'0" x 9'0" (4.87m x 2.75m)

Enter the property through a double-glazed composite door with part obscure glazed inserts and leaded detailing into the open plan dining kitchen.

The open plan dining Kitchen room enjoys a great deal of natural light with dual aspect windows to both the rear and side elevations, both with natural stone sills. There is attractive marbled tiled flooring with under floor heating, inset spotlighting to the ceilings and a double-glazed external door to the rear elevation leading to the patio. The kitchen features a wide range of high quality fitted wall and base units with shaker style cupboard fronts and with complementary quartz work surfaces over which incorporates a twin ceramic, Belfast style sink unit with pull out Chrome mixer, tap and bevelled drainer. There is a matching quartz upstand to the work surface and high gloss brick effect tiling to the splash areas. The kitchen is well equipped with high quality AEG appliances which includes a five-ring ceramic induction hob with canopy style range master cooker hood over, a built-in waste level double oven, integrated shoulder level microwave combination oven and integrated fridge and freezer units.

The kitchen benefits from soft closing doors and drawers, there is plumbing and provisions for an automatic washing machine and space for a tumble dryer and a doorway then seamlessly leads into the lounge.







LOUNGE

Measurements – 16'0" x 15'0" (4.87m x 4.58m)

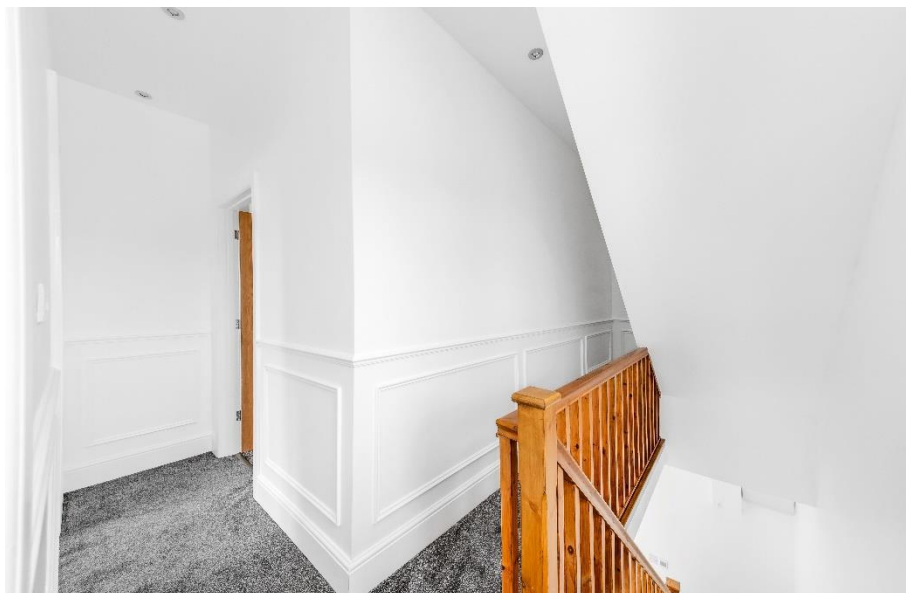
As the photography suggests, the lounge enjoys a great deal of natural light, which cascades through the double-glazed bank of windows to the front elevation, which have fantastic views across the property's front courtyard with far reaching views across rolling fields beyond. There is inset spotlighting to the ceilings, attractive marble tiled flooring which continues through from the dining kitchen with underfloor heating and a kite winding staircase with wooden banister and spindle balustrade proceeds to the first floor. There is decorative wall panelling, a useful under stairs storage cupboard and the focal point of the room is the fabulous, exposed brick chimney breast with a cast iron, Firefox multi-fuel burning stove which is set upon a raised stone hearth.





FIRST FLOOR LANDING

Taking the staircase from the lounge, you reach the first-floor landing, which features a double-glazed window to the side elevation with natural stone sill and the window to the side has fabulous open aspect views across neighbouring fields and of a tree line backdrop. There is inset spotlighting to the ceilings, a decorative dado rail with wall decorations beneath, a wooden banister with spindle balustrade covers the stairwell head and there is a radiator. Additionally, there are oak doors providing access to two well-proportioned double bedrooms, the house bathroom, and then enclosing the staircase rising to the attic room.



BEDROOM ONE

Measurements – 12'5" x 10'5" (4.87m x 4.58m)

As the photographer suggests, bedroom one is a light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation with stone sill which provides a fantastic open aspect view across rolling fields and open countryside. There is inset spotlighting to the ceilings, a radiator, decorative wall panelling with display shelving and a fitted wardrobe which has hanging rails and shelving in situ.





BEDROOM TWO

Measurements – 9'0" x 8'10" (2.74m x 2.69m)

Bedroom two, again enjoys a great deal of natural light which cascades from the double-glazed bank of windows to the rear elevation which has views across the property's lawned gardens and with far reaching views across neighbouring fields and well into the distance. There is a ceiling light point, a radiator, and a television point.





HOUSE BATHROOM

Measurements – 9'0" x 6'9" (2.74m x 2.05m)

The house bathroom features a modern contemporary four-piece suite which comprises of a fixed frame walk in shower with thermostatic rainfall, shower head, a freestanding double ended bath with floor mounted, cascading waterfall mixer tap with shower head attachment, a low-level WC with push button flush and a broad wash hand basin with vanity drawers beneath and chrome cascading waterfall mix tap. There is attractive tiling to the walls and flooring, inset spotlight into the ceilings, a chrome ladder style radiator, extractor fan and a double-glazed window with obscure glass to the rear elevation.



ATTIC ROOM

Measurements – 16'0" x 15'0" (4.87m x 4.57m)

Taking the staircase from the first-floor landing, you reach the attic room. This room is particularly light and airy with four double glazed skylight windows, two to the front and two to the rear elevations. The attic room features inset spotlighting to the ceilings, a radiator, USB plug points and it also houses the hard wiring for the CCTV. There is a wooden banister with spindle balustrade over the stairwell head and a television point. Additionally, a cupboard houses the property combination boiler.



EXTERNAL

Externally to the front, the property is accessed off Hemsworth Road with a tarmac driveway providing off street parking for multiple vehicles and with ample turning space. There is attractive stone wall frontage with fenced boundaries a raised, well stocked flower and shrub bed. Down the side of the property is an Indian stone flagged pathway that leads to the side entrance door and proceeds and extends into a flagged patio to the rear. A lawned garden begins at the side of the property and again continues and sweeps across to the rear of the property with a fabulous open aspect view across neighbouring fields and open countryside. There are various external up and down lights, a double external plug point, external hot and cold taps and a useful outbuilding.

WORKSHOP & EXTERNAL WC

As the photography and floor layout plan suggests, the property benefits from a useful multipurpose outbuilding, which is separated into two areas and can be utilised for a variety of uses such as a potting shed, garden store or perhaps with further remedial work could be utilised as a garden office. There are two separate pedestrian access doors to the front and side elevations, with a sash style window providing natural light and adjoining the outbuilding is an outside privy. This is accessed via a separate cottage style door with Suffolk thumb latch and features a low-level WC which is still plumbed and functional. There is a ceiling light point and a window to the rear elevation taking advantage of fabulous views.







PROPERTY VIEWING NOTES

ADDITIONAL INFORMATION

Property information

Property tenure – Freehold

EPC rating – F

Local authority – Wakefield Metropolitan District Council

Council Tax Band – B

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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in the mortgage and property market and offer access to the full unrestricted range of products available.

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

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