



Kirkby Close, South Kirkby Pontefract WF9 3BT

Welcome to

Kirkby Close, South Kirkby Pontefract

GUIDE PRICE £145,000-£155,000 THREE BEDROOM SEMI DETACHED, UTILITY ROOM, DOWN STAIRS WC, LOUNGE, DINING KITCHEN, AMPLE OFF ROAD PARKING, CLOSE BY TO LOTS OF LOCAL AMENITIES.



Summary

Deceptively spacious three bedroom semi detached which is situated at the head of the cul-de-sac, benefiting from off road parking and a generous size rear garden with two built summer houses both providing lighting and electricity which could be used for a variation of uses, ie: bar, study, play room and much much more. Internally the property comprises of utility room, entrance hall, down stairs wc, whilst to the first floor there are three bedrooms and the modern house bathroom. The property is conveniently located close to local amenities and commuter links. This home is perfect for the first time buyer and is ready to move straight into.

Porch

With a UPVC double glazed side door, tiled flooring, plumbing for washing machine and space for a tumble dryer.

Hall

With a shelved storage cupboard, tiled flooring, coving to the ceiling and a gas central heating radiator.

Wc

With a low level flush wc, wash hand basin, fully tiled floors and walls and spot lights to the ceiling.

Lounge

11' 3" x 13' 3" (3.43m x 4.04m)

With a UPVC double glazed window to the front aspect, coving to the ceiling and an electric fire with hearth and timber shelf.

Kitchen Diner

17' 7" x 11' 2" (5.36m x 3.40m)

A fitted kitchen consisting of wall and base units with work surfaces over, gas hob with electric oven, extractor fan, a sink and half bowl and drainer, tiling to splash back, under counter space for a fridge freezer, space for free standing dish washer, gas central heating radiator, UPVC double glazed rear entrance door and two UPVC double glazed window to the rear aspect.

Landing

With a gas central heating radiator, cupboard housing combi-boiler, shelved storage cupboard and access to the loft with pull down ladder and light.

Bedroom One

15' 4" max x 11' 2" max (4.67m max x 3.40m max)

With a UPVC double glazed window to the front aspect, built in storage cupboard and a gas central heating radiator.

Bedroom Two

9' 5" x 10' 8" (2.87m x 3.25m)

With a double glazed window to the rear aspect, good range of fitted mirrored wardrobes, laminate flooring and a gas central heating radiator.

Bedroom Three

8' 6" x 9' (2.59m x 2.74m)

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush wc, wash hand basin set in a vanity unit, panelled bath with electric shower attached and shower screen, an extractor fan, vinyl floor covering and a UPVC double glazed window to the rear aspect.

Front Garden

At the end of a cul-de-sac with a large paved drive allowing ample off street parking with a brick wall surrounding.

Rear Garden

A larger than average decked patio seating area with a lawned garden with timber fencing surround. With two timber summer houses with light and electric, a side rear entrance gate and space provided for outside bins.



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Welcome to

Kirkby Close, South Kirkby Pontefract

- ***GUIDE PRICE £145,000-£155,000***
- Three Bedroom Semi-Detached Home
- Private Resr Garden
- Utility Room
- Down Stairs Cloakroom
- Dining Room
- Off Street Parking
- Cul-De-Sac Setting

Tenure: Freehold EPC Rating: Awaited

guide price

£145,000 - £155,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON115806 - 0002

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