



**Kings Close, Pontefract WF8 3PD**

## Welcome to

### Kings Close, Pontefract

\*\*\*GUIDE PRICE £800,000 - £825,000\*\*\*Stunning four-bed detached home with annexe, swimming pool, study, conservatory, internal garage and landscaped multi-level gardens. Features include rear porch, WC, spacious kitchen, dressing room, bathroom and kennels, plus mature trees and patio areas.



## **Rear Porch**

## **Entrance Hall**

## **Downstairs Wc**

## **Study**

9' 6" x 5' 8" ( 2.90m x 1.73m )

## **Lounge**

30' 5" x 18' 7" ( 9.27m x 5.66m )

## **Kitchen**

9' 10" x 12' 7" ( 3.00m x 3.84m )

## **Conservatory**

14' 10" x 6' 3" ( 4.52m x 1.91m )

## **Landing**

## **Master Bedroom**

19' 3" x 13' 7" ( 5.87m x 4.14m )

## **Bedroom Two**

13' 8" x 11' 3" ( 4.17m x 3.43m )

## **Bedroom Three**

11' 9" x 10' 6" ( 3.58m x 3.20m )

## **Bathroom**

## **Annexe**

25' 6" max x 28' 10" max ( 7.77m max x 8.79m max )

## **Garage**

21' 5" x 11' ( 6.53m x 3.35m )

## **Utility Room**

5' 4" x 10' 3" ( 1.63m x 3.12m )



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## Welcome to

### Kings Close, Pontefract

- \*\*\*GUIDE PRICE £800,000 - £825,000\*\*\*
- Four-bed detached home
- Annexe with dressing room
- Swimming pool
- Multiple reception spaces

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: F

guide price

**£800,000 - £825,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
PON119854 - 0002

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