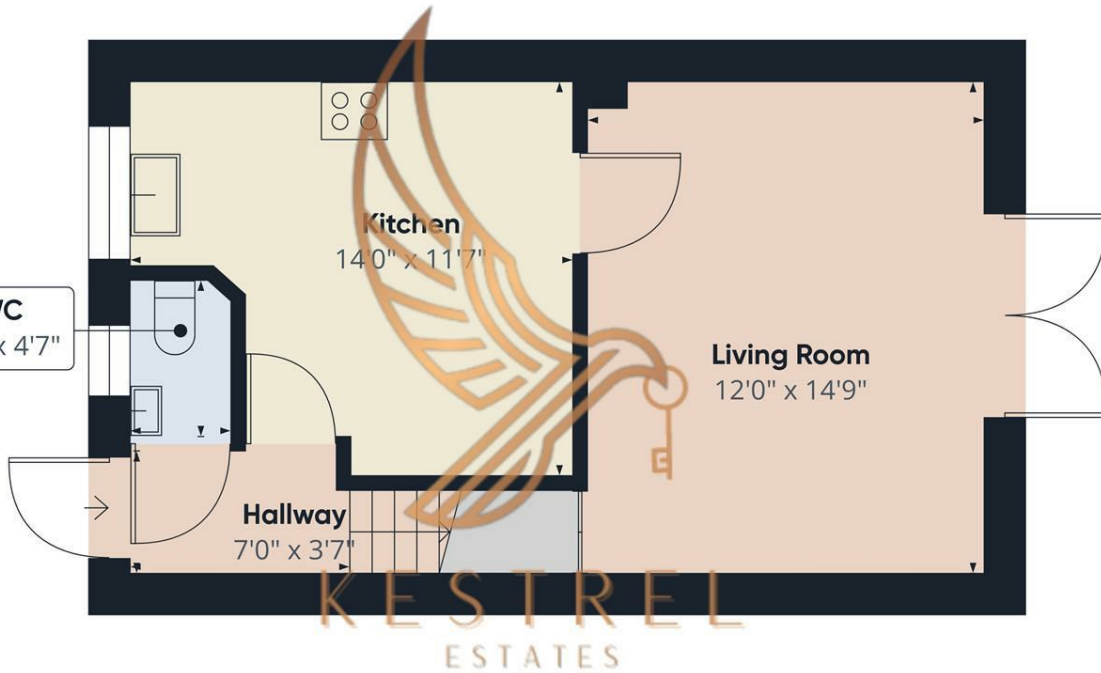


## 18 Pitt Close, Kinsley, WF9 5FN

Hitting the market with Sarah Davidson of Kestrel Estates is this stunning 3 bed semi-detached property in Kinsley. Internally, this property has a fully fitted modern kitchen/diner, a lounge with French doors opening out on to a low maintenance rear garden, a convenient downstairs W/C, three bedrooms and a family bathroom. Externally, this property offers a garden and a driveway providing off street parking for 2 cars! Close to local shops, schools, transport links and other amenities - this home is perfect for first time buyers or families. A viewing is a must.

- ATTENTION 1ST TIME BUYERS
- STUNNING 3 BED PROPERTY
- ENCLOSED BEAUTIFUL LARGE GARDEN
- OFF STREET PARKING
- CUL DE SAC LOCATION
- CONER PLOT
- CLOSE TO TRANSPORT LINKS

**£170,000**



Approximate total area<sup>(1)</sup>  
373.62 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>83</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	