



## 5 Spring Close, Kinsley, WF9 5LU

Situated on Spring Close, Kinsley, this delightful detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,097 square feet, the property boasts four well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring that each room flows seamlessly into the next, enhancing the overall sense of space and light.

The property features two bathrooms, which are conveniently located to serve the needs of the household. This thoughtful addition ensures that morning routines run smoothly, catering to the demands of busy family life.

Built in 2000, this home benefits from modern construction standards, offering a comfortable living environment with contemporary amenities. The surrounding area of Kinsley is known for its friendly community and convenient access to local shops, schools, and parks, making it an excellent choice for those looking to settle in a welcoming neighbourhood.

- 4 BED DETACHED HOME
- INTEGRAL GARAGE
- MASTER WITH EN SUITE
- PRIVATE REAR GARDEN
- OFF ROAD PARKING FOR 2 VEHICLES
- CLOSE TO EXCELLENT TRANSPORT LINKS

£275,000



**Approximate total area<sup>(1)</sup>**  
109.2 m<sup>2</sup>  
**Reduced headroom**  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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