



2 Bed
House - Semi-
Detached
located in
Pontefract
Offers In Excess Of
£155,000



enfields

Kingsway
Pontefract
WF8 1JW

Welcome to the market this two bedroom semi-detached house located on Kingsway, Pontefract. With only a short distance from local amenities, Pontefract town centre and local schools, this property is perfect for first time buyers, small families or investors alike.

On the ground floor, the entrance hall gives you access to the spacious living room. From the living room, you can access the modern kitchen and sunroom. On the first floor, the landing gives you access to both double bedrooms and the main family bathroom.

To the front exterior of the property, you have a front enclosed garden with side access to the back of the property. To the rear of the property is the paved yard with a green house and a garden shed, perfect for storage or gardening. From the back yard, you have gated access to lady balk field which is highly convenient for dog walks and children.

Hallway
3'8" x 3'0"
Carpeted throughout. Access door to the living room.

Living Room
12'10" x 13'8"
Carpeted throughout. Ample electric fireplace. UPVC window looking to the front of the property. Access to the kitchen.

Kitchen/Dining Room
15'11" x 9'10"
Wood effect flooring. Central heated radiator. Range of high and low level kitchen base units. Integrated over and hob with extractor

hood over. Stainless steel taps and double sink with draining board. UPVC window looking to the side of the property. Access door to the sunroom.

Sunroom
13'11" x 10'0"
Wood effect flooring. UPVC double windows looking to the rear of the property. Access door to the side of the house.

Landing
3'5" x 2'11"
Carpeted throughout. Access to both bedrooms and the main bathroom.

Bathroom
6'5" x 9'0"
Tiled flooring. Extractor fan. UPVC frosted windows looking to the rear of the property. Bath with stainless steel taps. Sink with stainless steel taps. Corner shower.

Main Bedroom
12'8" x 11'8"
Carpeted throughout. Central heated radiator. UPVC window looking to the front of the property. Built in wardrobe and storage cupboards. Double bedroom.

Bedroom Two
9'4" x 12'2"
Carpeted throughout. UPVC window looking to the rear. Built in wardrobe.



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Main Bedroom

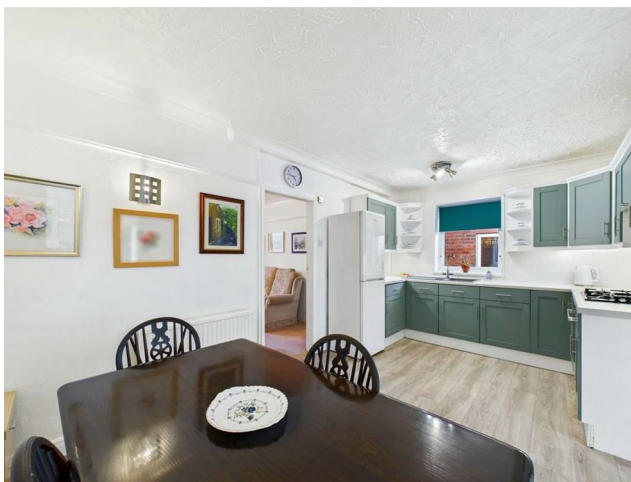
12'8" x 11'8"

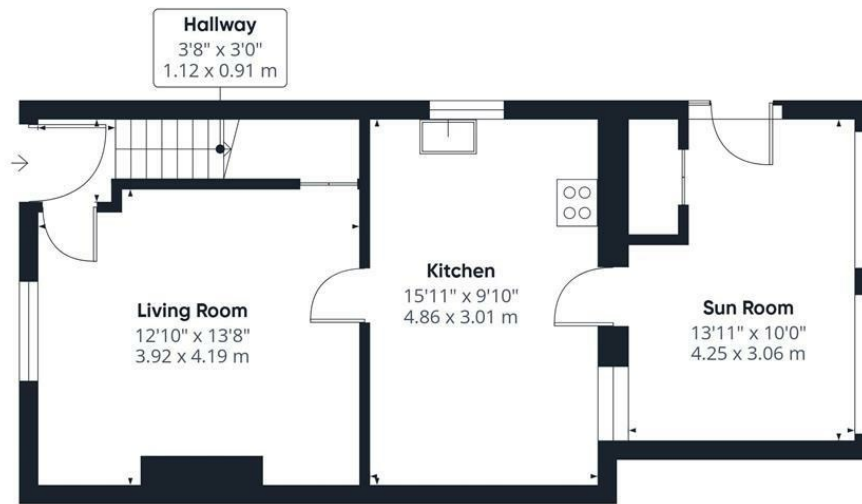
Carpeted throughout. Central heated radiator. UPVC window looking to the front of the property. Built in wardrobe and storage cupboards. Double bedroom.

Bedroom Two

9'4" x 12'2"

Carpeted throughout. UPVC window looking to the rear. Built in wardrobe.





Floor 0



Floor 1

Approximate total area⁽¹⁾
864 ft²
80.2 m²

(1) Excluding balconies and terraces

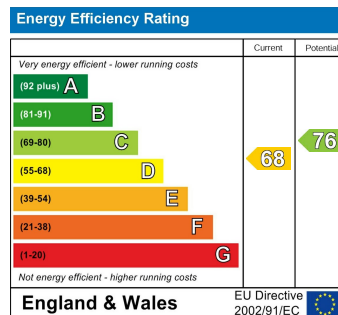
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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