



Millars Walk, South Kirkby Pontefract WF9 3UZ

welcome to

Millars Walk, South Kirkby Pontefract

Great location, close to schools and local amenities and a great spacious family home.



Summary

Offered for sale is this superb and very spacious three bedroom detached home, which sits proudly on this great size corner plot boasting a fantastic size driveway providing ample off street parking. Internally this home is set to a show home standard and is ready to move straight into. The layout consists of front entrance hallway, living room and dining kitchen. To the first floor there are three bedrooms and the modern house bathroom. Close by there are lots of local amenities including schools and easy access to major motorway links, being perfect for those looking to commute.

Entrance Hall

With a UPVC double glazed front entrance door, under stairs storage cupboard and a gas central heating radiator.

Lounge

14' 9" x 10' 9" (4.50m x 3.28m)

With a UPVC double glazed bay window to the front aspect and wood effect laminate flooring.

Kitchen

17' 2" x 8' 10" (5.23m x 2.69m)

A fitted kitchen consisting of wall, base and draw units with wood effect work surfaces over, sink and drainer, double electric oven and grill, 5 ring gas burner, extractor fan, integrated fridge freezer, plumbing for washing machine, island unit with storage unit, tiled splash back, solid wood flooring, UPVC sliding patio door and a UPVC double glazed window to the rear aspect.

Landing

With access to the loft and a UPVC double glazed window to the side aspect.

Bedroom One

10' 2" x 10' 2" (3.10m x 3.10m)

With a UPVC double glazed window to the rear aspect, laminate flooring and a gas central heating radiator.

Bedroom Two

12' 1" x 10' 1" (3.68m x 3.07m)

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

Bedroom Three

8' 3" x 7' 10" (2.51m x 2.39m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, walk in shower, tiled walls and flooring, spot lights to the ceiling, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Front Garden

With a large driveway, gate to the rear and a timber fencing surround.

Rear Garden

A lawned garden with fencing surround.



view this property online williamhbrown.co.uk/Property/PON117069



welcome to

Millars Walk, South Kirkby Pontefract

- Three Bedroom Detached Home
- Front And Rear Garden
- Driveway For Off Street Parking
- Well Presented Throughout
- Great Family Home

Tenure: Freehold EPC Rating: C

offers in the region of

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON117069



Property Ref:
PON117069 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk