



**Brookfield, South Kirkby Pontefract WF9 3DL**

**Welcome to**

**Brookfield, South Kirkby Pontefract**

\*\*\*GUIDE PRICE £260,000 - £270,000\*\*\* Four bedroom detached dorma style house. ensuite to master bedroom, modern house bathroom. low maintenance low gardens, large driveway and detached garage.



## Summary

Offered for sale is this extremely spacious four bedroom detached dorma style house which sits proudly on this great size plot with low maintenance gardens, large driveway and detached garage. Internally the layout comprises of side entrance door, fitted kitchen, very spacious lounge/diner, modern shower room, three very good size bedrooms and the modern shower room. To the first floor there is a larger than average landing the master bedroom and ensuite shower room. This bungalow would ideally suit the growing family, being close to lots of local amenities, junior and infant schools and is within easy access to major motorway links. This truly is a great size and must be viewed to appreciate the space it has to offer!!

## Lounge

10' 7" x 17' 8" ( 3.23m x 5.38m )

Open to the dining room with a UPVC double glazed bay window to the front aspect, gas fire with surround and a gas central heating radiator.

## Dining Room

10' 3" x 10' 8" ( 3.12m x 3.25m )

Open to the lounge with French doors to the rear, laminate flooring and a gas central heating radiator.

## Kitchen

13' 11" x 9' ( 4.24m x 2.74m )

With a side entrance door, a fitted kitchen consisting of wall, base and draw units with work surfaces over, electric oven, gas hob, extractor fan, built in microwave, sink and drainer, integrated fridge freezer, dishwasher, tumble dryer, washing machine, tiled floor, tiled splash back and a UPVC double glazed window to the front aspect.

## Shower Room

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, fully tiled walls and flooring, chrome heated towel rail, extractor fan and a UPVC double glazed window to the side aspect.

## Bedroom Two

6' 5" x 13' 8" ( 1.96m x 4.17m )

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

## Bedroom Three

8' 2" x 11' 2" ( 2.49m x 3.40m )

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

## Bedroom Four

9' 2" x 7' 7" ( 2.79m x 2.31m )

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

## Rear Hall

With a shelved storage cupboard, laminate flooring, stairs to the first floor, access to bedroom 3, gas central heating radiator and a UPVC double glazed windows to the front.

## Landing

A very large landing area with a UPVC double glazed window to the side and rear, storage cupboards and a gas central heating radiator.

## Bedroom One

19' 5" x 15' 11" ( 5.92m x 4.85m )

With two UPVC double glazed windows to the side aspect, fitted wardrobes, door leading to the loft area and a gas central heating radiator.

## Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with electric shower over, fully tiled, spot lights to the ceiling and a UPVC double glazed window to the side aspect.

## Front Garden

A block paved driveway, mainly laid to pebbles, double gates leading to garage and a brick boundary wall.

## Rear Garden

A low maintenance rear garden, mainly laid to lawn and a decked seating area.

## Garage

Access to side door of garage and a timber fence surround.



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## Welcome to

### Brooksfield, South Kirkby Pontefract

- \*\*\*GUIDE PRICE £260,000 - £270,000\*\*\*
- Four Bedroom Detached Dorma Style Home
- Ensuite To Master Bedroom
- Two Reception Rooms
- Great Family Home

Tenure: Freehold EPC Rating: C

guide price

**£260,000 - £270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117360 - 0003

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william h brown



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**