



Clover Mews, South Kirkby Pontefract WF9 3FB

welcome to

Clover Mews, South Kirkby Pontefract

****Guide Price £270,000 - £280,000****Stunning three bedroom detached. Large driveway and detached garage. Ensuite to master bedroom. Beautiful front and rear gardens. Great location!!



Summary

Offered for sale is this spacious three bedroom detached home which is perfectly located on this modern housing development. The property is neutrally decorated and is extremely well presented with a contemporary feel. Internally the layout comprises of front entrance hall, down stairs WC, lounge dining kitchen, and utility room, whilst to the first floor there are three spacious bedrooms with the master benefiting from ensuite facilities and the modern house bathroom. Externally to the front is an open plan lawned garden with a large drive which leads up to the detached garage. The rear garden is extremely private. This really is a beautiful home and is ready to move straight into.

Entrance Hall

With a front entrance composite door, laminate flooring, under stairs storage cupboard, gas central heating radiator and a UPVC double glazed window to the side aspect.

Wc

With a low level flush WC, wash hand basin, , laminate flooring and a gas central heating radiator.

Lounge

13' x 12' 4" (3.96m x 3.76m)

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

Kitchen

18' 3" x 9' 4" (5.56m x 2.84m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, a bowl and half sink and drainer, gas hob, electric oven, extractor fan, integrated dishwasher, space for a free standing fridge freezer, tiled flooring, tiled splash back, UPVC French doors to the rear and a UPVC double glazed window to the rear aspect.

Utility Room

5' 3" x 7' 7" (1.60m x 2.31m)

With a UPVC double glazed window to the rear aspect, wall and base units with work surfaces over, sink and drainer, plumbing for washing machine, space for tumble dryer, tiled flooring and a wall mounted boiler.

Landing

With access to the loft with a pull down ladder, a storage cupboard and a UPVC double glazed window to the side aspect.

Bedroom One

12' 11" x 10' 10" (3.94m x 3.30m)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, walk in shower cubicle with electric shower, tiled in cubicle, laminate flooring and a UPVC double glazed window to the front aspect.

Bedroom Two

9' 8" x 9' 6" (2.95m x 2.90m)

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

Bedroom Three

9' 8" x 8' 4" (2.95m x 2.54m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath, laminate flooring, part tiled to walls and a UPVC double glazed window to the side aspect.

Front Garden

A lawned garden to the front, larger than average driveway with EV charger and a detached garage.

Rear Garden

A raised decked seating area with artificial lawn, timber fencing surround, gated entrance and an electric charger port to the side.



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welcome to

Clover Mews, South Kirkby Pontefract

- Three Bedroom Detached Home
- Ensuite To Master Bedroom
- Lounge And Utility Room
- Downstairs WC
- Driveway And Garage

Tenure: Freehold EPC Rating: C

guide price

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117447 - 0005

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