

**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" (  $3.96m \times 3.76m$  ) 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" (  $3.94m \times 3.30m$  ) 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 an a UPVC double glazed window to the front aspect.

#### Bedroom Two

9' 8" x 9' 6" (  $2.95m \times 2.90m$  ) With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

#### **Bedroom Three**

9' 8" x 8' 4" ( $2.95m \times 2.54m$ ) 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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### **Clover Mews, South Kirkby Pontefract**

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

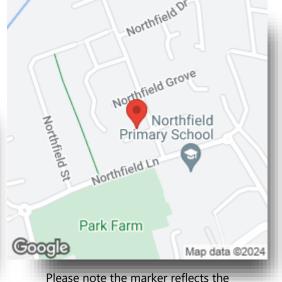
Tenure: Freehold EPC Rating: C

guide price **£270,000** 









postcode not the actual property

The Property Ombudsman

Property Ref: PON117447 - 0005 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.

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