



Romwood Close, Kinsley Pontefract WF9 5LX



Welcome to

Romwood Close, Kinsley Pontefract

GUIDE PRICE £240,000 - £250,000 Four bedroom detached family home, beautiful gardens, double driveway and garage, sun room, popular modern housing estate, gas central heating and double glazed. AN EARLY VIEWING IS RECOMMENDED!!!



Summary

Offered for sale is this attractive, modern, executive detached family home benefiting from the usual requirements of double glazing and a gas central heating system. Spacious accommodation throughout comprising hallway with door to the garage and downstairs WC, dining room, kitchen and spacious lounge with double glazed French doors opening into the stunning conservatory which leads into the private landscaped garden. To the first floor there are four good sized bedrooms and master with en-suite facilities in addition to the family bathroom. A well-proportioned and enclosed rear garden that has been paved and gravelled for easy maintenance, open plan garden and driveway to the front leading to a single integral garage. Internal viewing recommended.

Entrance Hall

With a UPVC double glazed front entrance door, door to the integral garage, tiled flooring, storage cupboard and a gas central heating radiator.

Wc

With a UPVC double glazed window to the side aspect, vinyl floor covering, low level flush WC and wash hand basin.

Lounge

14' 5" x 12' (4.39m x 3.66m)

With a UPVC double glazed French doors with side glass panels to the rear, wall lights and a gas central heating radiator.

Dining Room

10' x 8' (3.05m x 2.44m)

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

Kitchen

12' 10" x 8' 10" (3.91m x 2.69m)

A fitted kitchen consisting of wall, base and draw units, gas hob, built in oven and grill, extractor fan, plumbing for washing machine, plumbing for dishwasher, vinyl floor covering, spotlights to the ceiling, door to the rear and a UPVC double glazed window to the rear aspect.

Sun Room

13' x 10' 11" (3.96m x 3.33m)

With a UPVC double glazed French doors to the side, tiled flooring and a wall heater.

Landing

With access to the loft with pull down ladder and partially boarded loft, cupboard housing the hot water tank, gas central heating radiator and a UPVC double glazed window to the side aspect.

Bedroom One

10' 5" x 10' 1" (3.17m x 3.07m)

With a UPVC double glazed window to the side aspect, built in wardrobes and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, vinyl floor covering, gas central heating radiator and a UPVC double glazed window to the front aspect.

Bedroom Two

9' 7" x 9' 1" (2.92m x 2.77m)

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

Bedroom Three

12' 1" x 9' 10" (3.68m x 3.00m)

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

Bedroom Four

10' 7" x 8' 2" (3.23m x 2.49m)

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

Bathroom

A suite comprising: low flush WC/, hand wash basin and panelled bath with shower attachment and screen. With part tiling to the walls, an extractor, central heating radiator and double glazed window to the side.

Exterior

There is a double width tarmac driveway leading to the single integral garage which has an up and over door and light and power. With a gravelled hard standing to the side of this and a further green area with trees and shrubs. Gated access down the side of the property leads to a private enclosed tiered rear garden which is fully paved with a large garden shed and patio seating areas.



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Welcome to

Romwood Close, Kinsley Pontefract

- ***GUIDE PRICE £240,000 - £250,000***
- Four Bedroom Detached Family Home
- Popular Residential Area
- Beautiful Sun Room
- Master Bedroom With Ensuite

Tenure: Freehold EPC Rating: D

guide price

£240,000 - £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117134 - 0008

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