



**Cherry Tree Close, Kinsley Pontefract WF9 5LY**

**welcome to**

**Cherry Tree Close, Kinsley Pontefract**

\*\*\*GUIDE PRICE £320,000-£330,000\*\*\*IF SPACE & DESIGN is what you are looking for in your next home then look no further and BOOK YOUR VIEWING NOW for that fantastic four bedroom detached home!!!



### Entrance Hall

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

### Wc

With a low level flush WC, wash hand basin, heated towel rail and a UPVC double glazed window to the side aspect.

### Lounge

1' 1" x 1' 1" ( 0.33m x 0.33m )

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

### Kitchen

1' 1" x 1' 1" ( 0.33m x 0.33m )

A fitted kitchen consisting of wall, base and drawer units with Quartz work surfaces over, Karndean flooring, UPVC bi-fold doors to the rear and an extractor fan.

### Utility Room

1' 1" x 1' 1" ( 0.33m x 0.33m )

Tiled flooring, plumbing for washing machine, dishwasher, space for tumble dryer, wall mounted boiler and work surfaces over.

### Conservatory

11' 11" x 12' 2" ( 3.63m x 3.71m )

With French doors to the garden, solid wood flooring and a gas central heating radiator.

### Landing

With a UPVC double glazed window to the side aspect, access to the boarded loft, storage cupboard and a gas central heating radiator.

### Bedroom One

1' 1" x 1' 1" ( 0.33m x 0.33m )

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

### Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, chrome heated towel rail, fully tiled, extractor fan, UPVC panelled ceiling with spot lights and a UPVC double glazed window to the front aspect.

### Bedroom Two

1' 1" x 1' 1" ( 0.33m x 0.33m )

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

### Bedroom Three

1' 1" x 1' 1" ( 0.33m x 0.33m )

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

### Bedroom Four

1' 1" x 1' 1" ( 0.33m x 0.33m )

With a UPVC double glazed window to the front aspect, built in wardrobes and drawers, laminate flooring and under floor heating.

### Bathroom

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

### Front Garden

Parking for multiple cars to the front.

### Rear Garden

A landscaped rear garden, pond, patio seating area, outdoor lighting, raised seating area, landscaped sleepers with plants to borders and a timber fence surround.



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## Cherry Tree Close, Kinsley Pontefract

- \*\*\*GUIDE PRICE £320,000-£330,000\*\*\*
- Ensuite To Master Bedroom
- Downstairs WC
- Great Sized Rooms
- Large Conservatory

Tenure: Freehold EPC Rating: C

guide price

**£320,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON117773 - 0004

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