



Cherry Tree Close, Kinsley Pontefract WF9 5LY

welcome to

Cherry Tree Close, Kinsley Pontefract

GUIDE PRICE £315,000 - £325,000 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 £315,000 - £325,000***
- Ensuite To Master Bedroom
- Downstairs WC
- Great Sized Rooms
- Large Conservatory

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£315,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON117773 - 0006

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