

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" ($0.33m \times 0.33m$) 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" ($0.33m \times 0.33m$) 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" ($0.33m \times 0.33m$) 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" ($0.33m \times 0.33m$) 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 boarders and a timber fence surround.





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

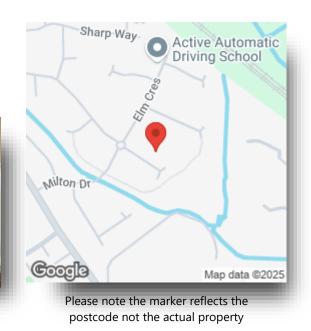
Tenure: Freehold EPC Rating: C Council Tax Band: D

guide price **£315,000**









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Property Ref: PON117773 - 0006 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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