

**Kirkby Close, South Kirkby Pontefract WF9 3BT** 

## Welcome to

# **Kirkby Close, South Kirkby Pontefract**

\*\*\*GUIDE PRICE £130,000 - £140,000\*\*\* Three bedroom semi-detached home. No onward chain, well presented. Good sized dining kitchen, Beautiful private garden. On street parking. Downstairs WC. Ready to move straight into!!













#### **Entrance Porch**

With UPVC front entrance door, space for storage and a UPVC double glazed window to the rear aspect.

#### **Entrance Hall**

With a UPVC front entrance door, UPVC double glazed window to the front aspect, laminate flooring, storage cupboard and a gas central heating radiator.

#### Wc

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

### Lounge

11' 3" x 15' 6" ( 3.43m x 4.72m )

With a UPVC double glazed window to the front aspect, brick fireplace with stone hearth and a gas central heating radiator.

## **Dining Kitchen**

17' 7" x 11' 8" ( 5.36m x 3.56m )

A fitted kitchen consisting of wall and base units with work surfaces over, sink and drainer, space for free standing cooker, space for free standing fridge freezer, plumbing for washing machine, tiled splash back, vinyl floor covering, UPVC sliding patio doors to the rear and a UPVC double glazed window to the rear aspect.

## Landing

With access to loft, two storage cupboards housing the combi boiler and a gas central heating radiator.

#### **Bedroom One**

10' 10" x 8' 9" ( 3.30m x 2.67m )

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

#### **Bedroom Two**

8' 9" x 14' 8" ( 2.67m x 4.47m )

With a UPVC double glazed window to the front aspect and a storage cupboard.

#### **Bedroom Three**

8' 9"  $\times$  8' 5" (  $2.67m \times 2.57m$  ) With a UPVC double glazed window to the front aspect, gas central heating radiator.

#### Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath, tiled walls, vinyl floor covering and a UPVC double glazed window to the rear aspect.

#### Rear Garden

A well enclosed neatly laid to lawn with patio seating area, rear gate entrance, flagged down the aide, timber fence surround and a brick built out building.





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# **Kirkby Close, South Kirkby Pontefract**

- \*\*\*\*GUIDE PRICE £130.000 £140.000\*\*\*
- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Downstairs WC
- Gardens To Front And Rear

Tenure: Freehold EPC Rating: D

Council Tax Band: A

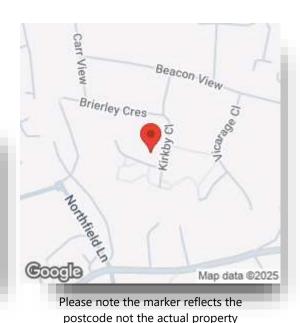
guide price

£130,000 - £140,000









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