



**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" x 8' 5" ( 2.67m x 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.



***view this property online*** [williamhbrown.co.uk/Property/PON118612](http://williamhbrown.co.uk/Property/PON118612)



**Welcome to**

## **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**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PON118612](http://williamhbrown.co.uk/Property/PON118612)



Property Ref:  
PON118612 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



26 Market Place, PONTEFRAC, West Yorkshire,  
WF8 1AT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**