



Ings Walk, South Kirkby Pontefract WF9 3SB

Welcome to

Ings Walk, South Kirkby Pontefract

Deceptively spacious five bedroom substantial detached house. Immaculate throughout. Sun room, open plan living kitchen and dining area. Three bedrooms to the ground floor and a further two bedrooms to the first floor both having ensuite facilities. This home is set to show home standard.



Kitchen/ Dining Room

20' 4" x 21' 2" (6.20m x 6.45m)

With a composite side entrance door, a fitted kitchen consisting of wall, base and drawer units with quartz work surfaces over, island unit with incorporating base and drawer units, gas hob, electric oven, extractor fan, a bowl and half porcelain sink and drainer, tiled splash back, built in microwave, space for fridge freezer, tiled flooring, three gas central heating radiators, two UPVC double glazed windows to either side, one to the front and an additional bay window to the front aspect.

Hallway

With two storage cupboards, laminate flooring and a gas central heating radiator.

Utility Room

7' 10" x 9' 5" (2.39m x 2.87m)

With a UPVC double glazed side door, wall, base and drawer units with work surfaces over, stainless steel sink and drainer, vinyl floor covering, plumbing for washing machine and a gas central heating radiator.

Living Room

15' 3" x 10' 4" (4.65m x 3.15m)

With UPVC sliding patio doors leading into the sun room, laminate flooring and a gas central heating radiator.

Sun Room

16' 9" x 19' 8" (5.11m x 5.99m)

UPVC construction, French doors to the rear aspect, spot lights to the ceiling, multi fuel wood burner, wall mounted air conditioning unit, made to measure blinds and laminate flooring.

Bedroom Three

11' 2" x 9' 6" (3.40m x 2.90m)

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

Bedroom Four

11' 2" x 11' 9" (3.40m x 3.58m)

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

Dressing Room

Access through bedroom four, UPVC window to the rear and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, free standing slipper bath, fully tiled walls, chrome heated towel rail, gas central heating radiator and a UPVC double glazed window to the side aspect.

Landing

With two sky lights and spot lights to the ceiling.

Bedroom One

21' 10" x 14' 3" (6.65m x 4.34m)

With two sky lights to the side and one to the rear, storage cupboard and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle, tiled walls and flooring, sky light and a chrome heated towel rail.

Bedroom Two

10' 3" x 12' 6" (3.12m x 3.81m)

With two sky lights to the either side with fitted blinds and a walk in wardrobe.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle and sky light to the side.

Front Aspect

With a large double driveway, access to the garage and a brick wall surround.

Rear Garden

A large lawned garden with a flagged patio seating area, wendy house, green house, metal storage shed and hedges creating boarders.



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Welcome to

Ings Walk, South Kirkby Pontefract

- Five Bedroom Detached Home
- Outstanding Kitchen And Bathroom Facilities
- Perfect for The Growing Family
- Driveway For Off Street Parking
- Beautiful Landscaped Gardens

Tenure: Freehold EPC Rating: C

offers over

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118593 - 0004

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