

**Stope Avenue, Kinsley Pontefract WF9 5FP** 



# Welcome to

# **Stope Avenue, Kinsley Pontefract**

\*\*\*GUIDE PRICE £170,000 - £180,000\*\*\* THREE bedroom semi-detached home located in Kinsley. Well-presented throughout. Off street parking and a generous size rear garden!! MUST BE VIEWED!













#### **Entrance Hall**

With a UPVC double glazed front entrance door and a gas central heating radiator.

#### Wc

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

## Lounge

14' 8" x 11' 9" ( 4.47m x 3.58m )

With UPVC French doors to the rear aspect, under stairs storage cupboard and a gas central heating radiator.

#### Kitchen

13' 6" x 11' 8" ( 4.11m x 3.56m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric oven, gas hob, extractor fan, sink and drainer, integrated fridge freezer, washing machine, dishwasher, cupboard housing the boiler, vinyl floor covering, gas central heating radiator and a UPVC double glazed window to the front aspect.

## Landing

With loft hatch and a gas central heating radiator.

## **Bedroom One**

13' 3" x 9' 8" ( 4.04m x 2.95m )

With two UPVC double glazed window to the front aspect and a gas central heating radiator.

## **Bedroom Two**

9' 9" x 8' 5" ( 2.97m x 2.57m )

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

## **Bedroom Three**

6' x 6' 7" ( 1.83m x 2.01m )

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

#### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached with shower screen, part tiled to walls and vinyl flooring, gas central heating radiator and a UPVC double glazed window to the side.

#### **Rear Garden**

With a private rear garden, patio seating area, lawned garden and a timber fence surround.





## Welcome to

# **Stope Avenue, Kinsley Pontefract**

- \*\*\*GUIDE PRICE £170.000 £180.000\*\*\*
- Three Bedroom Semi-detached Home
- Downstairs WC
- Driveway
- Private Rear Garden

Tenure: Freehold EPC Rating: B

Council Tax Band: B

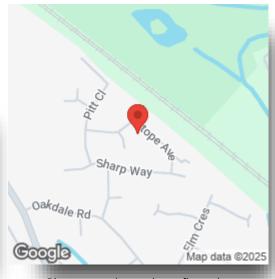
# guide price

£170,000 - £180,000









Please note the marker reflects the postcode not the actual property

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