



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.



check out more properties at williamhbrown.co.uk



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

check out more properties at williamhbrown.co.uk



Property Ref:
PON118532 - 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 Corp 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**
Incorporating
**Porter
Glenny**



01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk