



**Barnsley Road, South Kirkby Pontefract WF9 3AT**

***Welcome to***

**Barnsley Road, South Kirkby Pontefract**

TWO BEDROOM MID-TERRACED PROPERTY IN SOUTH KIRKBY. IDEAL FOR FIRST TIME BUYERS/BUY TO LET INVESTORS. MUST BE VIEWED!



## Lounge

13' 1" x 12' 9" ( 3.99m x 3.89m )

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

## Kitchen

12' 10" x 11' 1" ( 3.91m x 3.38m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, extractor hood, stainless steel sink and drainer, space for fridge freezer, washing machine, tiled splash back, spot lights to the ceiling, tiled flooring, door to the rear, gas central heating radiator and a UPVC double glazed window to the rear aspect.

## Landing

With access to the loft.

## Bedroom One

13' x 10' 7" ( 3.96m x 3.23m )

With a UPVC double glazed window to the front aspect, fitted wardrobes and cupboards and a gas central heating radiator.

## Bedroom Two

11' x 4' 7" + Recess ( 3.35m x 1.40m + Recess )

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, bath with shower over, tiled in shower, laminate floor tiles, part tiled to splash back, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

## Front Garden

Yard area.

## Rear Garden

Easy to maintain yard.



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**Welcome to**

## **Barnsley Road, South Kirkby Pontefract**

- Two Bedroom Mid-Terrace Home
- NO ONWARD CHAIN
- Ideal For First Time Buyers
- Good Transport Links
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Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£90,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON118634 - 0003

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