

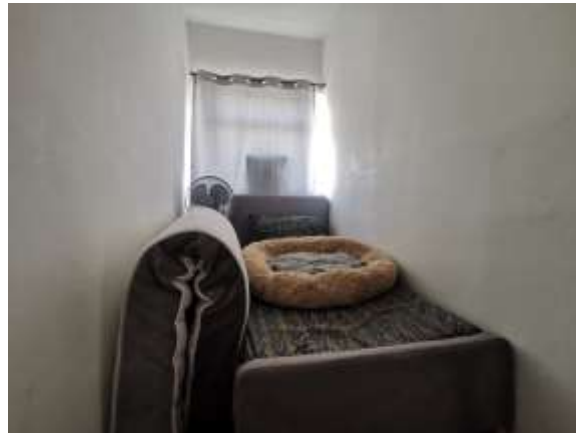


Barnsley Road, South Kirkby Pontefract WF9 3AT

Welcome to

Barnsley Road, South Kirkby Pontefract

GUIDE PRICE £80,000 - £90,000 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

- ***GUIDE PRICE £80,000 - £90,000***
- Two Bedroom Mid-Terrace Home
- NO ONWARD CHAIN
- Ideal For First Time Buyers
- Good Transport Links

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£80,000 - £90,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON118634



Property Ref:
PON118634 - 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.

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