



**Tombridge Crescent, Kinsley Pontefract WF9 5HG**



**Welcome to**

**Tombridge Crescent, Kinsley Pontefract**

**\*\*GUIDE PRICE £150,000 - £160,000\*\*** This four-bedroom semi-detached home in Kinsley offers a welcoming entrance hall, spacious living room, kitchen, and downstairs bathroom. Upstairs features four bedrooms and a separate toilet. A shared driveway and a good-sized rear garden with far-reaching views.



### **Entrance Hall**

With a UPVC double glazed front entrance door, tiled flooring, a gas central heating radiator and a UPVC window to the side aspect.

### **Bathroom**

With a low level flush WC, wash hand basin, panelled bath with shower attached, part tiled to walls, gas central heating radiator and a UPVC double glazed window to the side aspect.

### **Lounge**

16' 9" x 13' 11" ( 5.11m x 4.24m )

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

### **Dining Kitchen**

13' x 10' 4" ( 3.96m x 3.15m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, stainless steel sink and drainer, plumbing for washing machine and dryer, dishwasher, space for free standing oven and hob, shelved pantry housing the boiler, space for fridge freezer, tiled splash back, UPVC rear door and UPVC double glazed window to the rear aspect.

### **Landing**

With a UPVC double glazed window to the side aspect, laminate flooring and loft hatch.

### **Bedroom One**

14' 3" x 11' 2" ( 4.34m x 3.40m )

With a UPVC double glazed window TO the front aspect, painted floor boards and a gas central heating radiator.

### **Bedroom Two**

12' 7" x 11' 4" ( 3.84m x 3.45m )

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

### **Bedroom Three**

13' 9" x 8' 4" ( 4.19m x 2.54m )

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

### **Bedroom Four**

8' 4" x 6' 5" ( 2.54m x 1.96m )

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

### **Wc**

A suite consisting of a low level flush WC, vinyl floor covering, gas central heating radiator and a UPVC double glazed window to the side aspect.

### **Front Garden**

With a lawned garden, brick wall surround with fencing and plants to the borders and a shared driveway.

### **Rear Garden**

Very large rear garden, neatly laid to lawn over looking farmers fields, garden shed and a timber fence surround.



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## **Tombridge Crescent, Kinsley Pontefract**

- \*\*\*GUIDE PRICE £150,000 - £160,000\*\*\*
- Four Bedroom Semi-Detached Home
- Downstairs WC
- Ideal For First Time Buyer Or Investor
- Viewings Advised

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

guide price

**£150,000 - £160,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON117796 - 0003

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