



Hodge Lane, Kirk Smeaton Pontefract WF8 3LB

Welcome to

Hodge Lane, Kirk Smeaton Pontefract

GUIDE PRICE £250,000 - £260,000Well-Presented Three Bedroom Semi-Detached Home in Kirk Smeaton. This modern home features an entrance hall, downstairs WC, bright living room, stylish kitchen/diner, and three bedrooms. Patio doors open to front and rear gardens. A move-in-ready opportunity!!!



Entrance Hall

With a front entrance door, utility cupboard, laminate flooring and a central heating radiator.

Wc

With a low level flush WC, wash hand basin, laminate flooring, part panelled and a UPVC double glazed window to the side aspect.

Lounge

15' 10" x 9' 8" (4.83m x 2.95m)

With a double door to the front, laminate flooring and a central heating radiator.

Kitchen/ Diner

15' 8" x 12' (4.78m x 3.66m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, stainless steel sink and drainer, double oven, hob, extractor hood, double door to the rear, two under stairs storage cupboards, log burner, laminate flooring, dishwasher, integrated fridge freezer, double door to the rear and a UPVC double glazed window to the rear aspect.

Bedroom Three

8' x 6' 6" (2.44m x 1.98m)

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

Landing

With access to the loft and a central heating radiator.

Bedroom One

13' 7" x 9' 1" (4.14m x 2.77m)

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

Bedroom Two

15' 4" max x 14' 5" max (4.67m max x 4.39m max)

With two UPVC double glazed windows to the side and rear aspects and laminate flooring.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, towel radiator, sink and vanity unit, fully panelled walls and ceiling, extractor fan, spot lights to the ceiling, vinyl flooring, and a UPVC double glazed window to the rear aspect.

Front Garden

A lawn, paving and walled surround.

Rear Garden

A landscaped garden, wooden shed and fencing surround.



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Hodge Lane, Kirk Smeaton Pontefract

- ***GUIDE PRICE £250,000 - £260,000***
- Three Bedroom Semi-Detached Home
- Downstairs WC
- Great Location
- Spacious Throughout

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

guide price

£250,000 - £260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118758 - 0002

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