



Northfield Avenue, South Kirkby PONTEFRACT WF9 3TG



Welcome to

Northfield Avenue, South Kirkby PONTEFRACT

GUIDE PRICE £190,000-£200,000 Three bedroom semi-detached property for sale in South Kirkby. Living room, kitchen diner, entrance hall with separate WC, family bathroom, enclosed rear garden with summer house, parking to the front.



Entrance Hall

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

W.C

With a low level flush WC, wash hand basin, UPVC double glazed window to the front aspect, laminate flooring and a gas central heating radiator.

Lounge

14' 3" x 12' 1" (4.34m x 3.68m)

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

Kitchen/Diner

15' 3" x 8' 9" (4.65m x 2.67m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, integrated gas hob, electric oven, glass splash back, extractor fan, sink and drainer, plumbing for washing machine, space for free standing fridge freezer, laminate flooring, cupboard housing the combi boiler, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Landing

With access to the loft to a part boarded loft, storage cupboard and a gas central heating radiator.

Bedroom One

11' 10" x 9' 5" (3.61m x 2.87m)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle, tiled flooring, extractor fan, a gas central heating radiator and a UPVC double glazed window to the front aspect.

Bedroom Two

9' 2" x 7' 2" (2.79m x 2.18m)

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

Bedroom Three

7' 7" x 5' 9" (2.31m x 1.75m)

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, vinyl flooring, gas central heating radiator and a UPVC double glazed window to the side aspect.

Front Garden

Double tarmac driveway with fencing to the side and a gate leading to the rear garden.

Rear Garden

An enclosed rear garden neatly laid to lawn with a paved patio seating area, timber fencing surround with side access and a path leading to a summer house currently used as a bar.



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Welcome to

**Northfield Avenue, South Kirkby
PONTEFRACT**

- ***GUIDE PRICE £190,000-£200,000***
- Three Bedroom Semi Detached Home
- Off Street Parking
- Outbuilding with Bar
- Close to Local Amenities

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

guide price

£190,000 - £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118878 - 0003

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