



Carr Lane, South Kirkby Pontefract WF9 3BL

Welcome to

Carr Lane, South Kirkby Pontefract

GUIDE PRICE £350,000 - £375,000 The property comprises of a lounge/diner, sitting room, kitchen, utility room, conservatory, five bedrooms, en-suite, family shower room, integral garage, landscaped rear garden and front garden with driveway.



Entrance Hall

With a front entrance door, oak flooring and a gas central heating radiator.

Sitting Room/Snug

9' 8" x 12' 1" (2.95m x 3.68m)

With oak flooring, doors to the conservatory, under stairs storage and two gas central heating radiator.

Lounge/Diner

23' into bay x 14' 8" (7.01m into bay x 4.47m)

With a UPVC double glazed bay window to the front aspect, log burner, oak flooring and three gas central heating radiators.

Kitchen

15' 5" x 11' 9" (4.70m x 3.58m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, composite sink, integrated electric hob, double oven, microwave, fridge freezer, ceramic tiled flooring, spotlights to the ceiling, door to the rear, two gas central heating radiators and a UPVC double glazed window to the rear aspect.

Utility Room

15' 1" x 5' 8" (4.60m x 1.73m)

With fitted units, sink, space for washing machine and tumble dryer, space for fridge freezer and a gas central heating radiator.

Conservatory

20' 10" max x 12' 3" max (6.35m max x 3.73m max)

Constructed under UPVC and brick, ceiling fan, made to measure blinds, tiled and six gas central heating radiators.

Landing

With access to the boarded loft with ladders, and an airing cupboard.

Bedroom One

13' 6" x 10' 1" + recess (4.11m x 3.07m + recess)

With a UPVC double glazed window to the rear aspect, fitted wardrobes, dressing room and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, corner bath, shower cubicle, panelled ceiling, spot lights to the ceiling, tiled flooring, towel radiator, extractor fan and a UPVC double glazed window to the rear aspect.

Bedroom Two

13' 9" x 13' 9" (4.19m x 4.19m)

With two UPVC double glazed windows to the front aspect, fitted wardrobe, laminate flooring and two gas central heating radiators.

Bedroom Three

14' 5" x 9' 9" max (4.39m x 2.97m max)

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

Bedroom Four

10' 9" x 12' 3" (3.28m x 3.73m)

With two UPVC double glazed windows to the front and side aspects, fitted wardrobes, spotlights to the ceiling, airing cupboard and a gas central heating radiator.

Bedroom Five

8' 9" x 7' 8" (2.67m x 2.34m)

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

Shower Room

A suite Consisting of a low level flush WC, wash hand basin, shower, panelled ceiling, spotlights, tiled flooring and walls, extractor fan, towel radiator and a UPVC double glazed window to the rear aspect.

Rear Garden

A lawned garden, three Indian stone patio seating areas, outdoor electrics, outdoor lighting, log store, workshop with power and light, water feature, access from the side and a fence surround.

Garage

17' 9" x 9' 3" (5.41m x 2.82m)

With an up and over door electrics, boiler and a UPVC double glazed window to the side aspect.

Vendors Comments

Solar panels - £150 a month income

Boiler - 7 years warranty

Windows - 7 years warranty



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Welcome to

Carr Lane, South Kirkby Pontefract

- ***GUIDE PRICE £350,000 - £375,000***
- Five Bedroom Detached House
- Ensuite To Master Bedroom
- Good Condition Throughout
- Garage and Driveway

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

guide price

£350,000 - £375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118751 - 0006

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