



**Carr Lane, South Kirkby Pontefract WF9 3BL**

**welcome to**

## **Carr Lane, South Kirkby Pontefract**

\*\*\*GUIDE PRICE £340,000 - £360,000\*\*\* The property comprises of a lounge/diner, sitting room, kitchen, utility room, conservatory, FIVE bedrooms, ENSUITE, 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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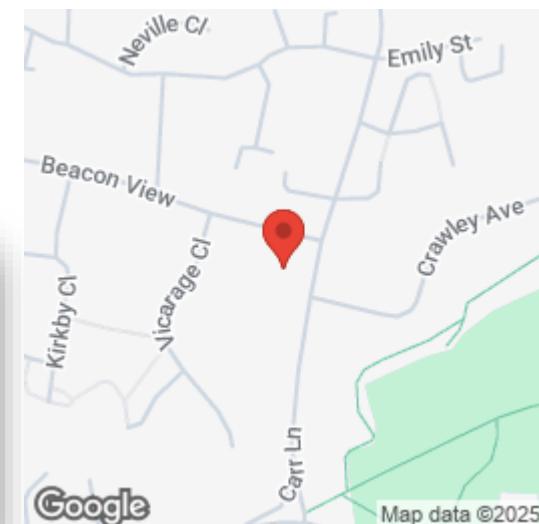
- \*\*\*GUIDE PRICE £340,000 - £360,000\*\*\*
- Five Bedroom Detached House
- Ensuite To Master Bedroom
- Good Condition Throughout
- Garage and Driveway

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

**£340,000**



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Property Ref:  
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