



**Mill Street, South Kirkby Pontefract WF9 3HN**



**Welcome to**

**Mill Street, South Kirkby Pontefract**

Well-presented two-bedroom mid-terrace in South Kirkby featuring a living room, kitchen, bathroom, enclosed rear garden with gated access, and on-street parking. Ideal for first-time buyers or buy-to-let investors seeking a low-maintenance property



### **Rear Hall**

With a rear entrance door and vinyl floor covering.

### **Lounge**

13' 11" x 14' ( 4.24m x 4.27m )

With two UPVC double glazed window to the front aspect, wall mounted electric fire with fire surround and matching hearth and a gas central heating radiator.

### **Kitchen**

10' 9" x 10' 7" ( 3.28m x 3.23m )

A fitted kitchen consisting of wall, base and drawer units with wood effect work surfaces over, stainless steel sink and drainer, plumbing for washing machine, free standing electric oven and hob, vinyl flooring, space for under cover fridge freezer, part tile to walls, cupboard housing boiler, shelved pantry and a UPVC double glazed window to the rear aspect.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with shower over and screen, tiled walls and flooring, gas central heating radiator and a UPVC double glazed window to the rear aspect.

### **Landing**

With a UPVC double glazed window to the rear aspect.

### **Bedroom One**

13' 2" x 12' 5" ( 4.01m x 3.78m )

With two UPVC double glazed windows to the front aspect, built in wardrobe and a gas central heating radiator.

### **Bedroom Two**

10' 5" x 10' 7" ( 3.17m x 3.23m )

With a UPVC double glazed window to the rear aspect and fitted wardrobes.

### **Rear Garden**

A well enclosed rear garden, decked seating area, artificial lawn, brick built storage shed, timber gate and a timber fence surround.



***view this property online*** [williamhbrown.co.uk/Property/PON119117](http://williamhbrown.co.uk/Property/PON119117)



**Welcome to**

## **Mill Street, South Kirkby Pontefract**

- Two Bedroom Mid Terraced
- Well Presented Throughout
- On Street Parking
- Fully Enclosed Easy To Maintain Rear Garden
- Ideal For A First Time Buyer/Buy To Let Investor

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£100,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PON119117](https://williamhbrown.co.uk/Property/PON119117)



Property Ref:  
PON119117 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



26 Market Place, PONTEFRAC, West Yorkshire,  
WF8 1AT



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**