



**Cherry Tree Close, Kinsley Pontefract WF9 5LY**



**Welcome to**

**Cherry Tree Close, Kinsley Pontefract**

\*\*\*GUIDE PRICE £325,000 - £350,000\*\*\*Modern four-bedroom detached in Kinsley with bay-window lounge, dining room to garden, ensuite master, double driveway, garage, and landscaped rear garden. Peaceful village setting with good amenities and transport links—an ideal family home.



### Entrance Hall

Double glazed composite door to the front, stairs leading to the first floor, and a gas central heating radiator. Access into the living room.

### Living Room

15' 4" x 14' 6" ( 4.67m x 4.42m )

Double glazed bay window to the front, gas fire with surround, two gas central heating radiators and access into the dining room.

### Dining Room

8' 10" x 8' 5" ( 2.69m x 2.57m )

Double glazed patio doors leading into the rear garden, gas central heating radiator and access into the kitchen.

### Kitchen

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

A modern fully fitted kitchen with a range of wall and base mounted units with complementary quartz work surfaces over incorporating composite sink, integrated Neff electric double oven one of which is a microwave, Neff gas hob with Neff cooker hood over, integrated fridge freezer, washing machine, dishwasher and wine cooler. Spotlights to ceiling, breakfast bar, gas central heating radiator, instant boiling water tap, double glazed window to the rear and a double glazed door to the rear.

### Landing

Storage cupboard, loft access and gas central heating radiator. Access into all four bedrooms and the family bathroom.

### Bedroom One

14' 6" x 12' 10" ( 4.42m x 3.91m )

Two double glazed windows to the front, gas central heating radiator, spotlights on a dimmer and fitted wardrobes. Access into the ensuite.

### Ensuite

A three piece fitted suite comprising of low level flush WC, wash hand basin set in vanity unit and a double shower cubicle with rainfall shower, heated towel rail, spotlights to the ceiling, extractor fan, and a double glazed window to the rear.

### Bedroom Two

8' 2" x 9' 10" ( 2.49m x 3.00m )

Double glazed window to the front, gas central heating radiator, and fitted wardrobes.

### Bedroom Four

8' 4" x 8' 4" ( 2.54m x 2.54m )

Double glazed window to the rear, gas central heating radiator and fitted wardrobes.

### Bedroom Three

8' 4" x 8' 4" ( 2.54m x 2.54m )

Double glazed window to the rear, gas central heating radiator, and fitted wardrobes

### Bathroom

A three piece fitted suite comprising of a free standing bath, low level flush WC and wash hand basin set in vanity unit. Extractor fan, spotlights to ceiling, heated towel rail. and a double glazed window to the rear.

### Exterior

To the front of the property is a driveway leading to the garage. To the rear of the property is a fully enclosed garden with patio area, raised gravel area, bin storage, hot and cold water tap, two electric points, festival lighting and fenced boundaries.



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## **Cherry Tree Close, Kinsley Pontefract**

- \*\*\*GUIDE PRICE £325,000 - £350,000\*\*\*
- Four Bedroom Detached Family Home
- Integral Garage
- Driveway
- Downstairs WC

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

guide price

**£325,000 - £350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON119026 - 0003

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