



Church Mount, South Kirkby Pontefract WF9 3QT

Welcome to

Church Mount, South Kirkby Pontefract

A well-presented three-bedroom semi-detached home in South Kirkby, offering an entrance hall, spacious living room, kitchen and useful utility room. Upstairs features three bedrooms and a family bathroom. Externally, the property benefits from on street parking and a fully enclosed rear garden.



Entrance Hall

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

Living Room

19' 5" x 11' 1" (5.92m x 3.38m)

Double glazed window to the front, wall mounted radiator, electric fire with marble hearth and surround, and double glazed French doors leading into the rear garden.

Kitchen/Diner

10' 7" x 9' 5" (3.23m x 2.87m)

A fully fitted kitchen with a range of wall and base mounted units with complimentary work surfaces over incorporating stainless steel sink and drainer, plumbing for washing machine, freestanding gas oven with hob, double glazed window to the rear, gas central heating radiator and space for dining table. Access into the utility room.

Utility Room

7' x 6' (2.13m x 1.83m)

Double glazed window and door to the side, built in storage cupboard, and space for fridge freezer.

Landing

Loft access (half boarded) and cupboard housing the boiler. Access into all three bedrooms and the bathroom.

Bedroom One

13' 5" x 8' 4" (4.09m x 2.54m)

Double glazed window to the rear and a gas central heating radiator.

Bedroom Two

11' 5" x 10' 4" (3.48m x 3.15m)

Double glazed window to the front, gas central heating radiator, and a storage cupboard.

Bedroom Three

10' 4" x 6' (3.15m x 1.83m)

Double glazed window to the front and a gas central heating radiator.

Bathroom

A three piece fitted suite comprising of a low level flush WC, wash hand basin and P-shaped bath with shower over.

Exterior

To the front of the property is a driveway providing ample off street parking. To the rear of the property is a fully enclosed laid to lawn garden with patio area.



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Welcome to

Church Mount, South Kirkby Pontefract

- Three Bedroom Semi-Detached Home
- On Street Parking
- Utility Room
- Local Amenities
- Great Transport Links

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£140,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119402 - 0004

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