



**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.



***view this property online*** [williamhbrown.co.uk/Property/PON119402](http://williamhbrown.co.uk/Property/PON119402)





**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



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PON119402](https://www.williamhbrown.co.uk/Property/PON119402)



Property Ref:  
PON119402 - 0004

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://www.williamhbrown.co.uk)**