

...Your proactive estate agent



Kingsmead, Pontefract, WF8 4ER
Offers Over £140,000

Park Row



Living Room

4.28 x 3.95 m (14'0" x 12'11")

This welcoming living room offers a generous space for relaxation and entertaining. It features a large window allowing plenty of natural light to fill the room, highlighting the neutral flooring and a feature fireplace set against a feature wall. The room provides direct access to the kitchen, creating a natural flow through the home.



Kitchen

2.74 x 4.84 m (8'11" x 15'10")

The kitchen is a well-appointed space featuring a range of wood-effect cabinets and black tiled splashbacks which provide a contemporary contrast. It benefits from a practical layout with ample work surfaces and includes an extractor hood. There are multiple windows to bring in natural light and a door that leads directly to the garden, perfect for easy outdoor access.



Hallway

0.99 x 1.14 m (3'2" x 3'8")

This hallway provides a compact entrance space leading into the living room and kitchen, with stairs ascending to the first floor. It benefits from natural light through a window to the front aspect.



Landing

1.96 x 0.98 m (6'5" x 3'2")

The landing connects the three bedrooms and bathroom on the first floor. It is a practical space providing easy access to each room.

Bathroom

2.41 x 1.78 m (7'10" x 5'10")

This bathroom is bright and functional, fitted with a white suite comprising a bathtub with overhead shower, a pedestal basin, and a close-coupled WC. The walls are partially tiled in white, complementing the black floor tiles. A window ensures ventilation and natural light for added comfort.



Main Bedroom

3.53 x 2.95 m (11'6" x 9'8")

The main bedroom features a large window overlooking the front of the property, offering pleasant views and ample daylight. The room is finished with light wood flooring and neutral walls, providing a blank canvas for personal styling to create a restful retreat.



Bedroom Two

3.50 x 2.65 m (11'5" x 8'8")

Bedroom Two is a good-sized room with a large window that fills the space with natural light. It is presented with laminate flooring and neutral walls.



Bedroom Three

2.54 x 2.12 m (8'4" x 6'11")

Bedroom Three is a cosy room with a window to the outside and laminate flooring. The neutral decor allows for flexible use, whether as a child's bedroom, guest room, or study.

Park Row



Rear Garden

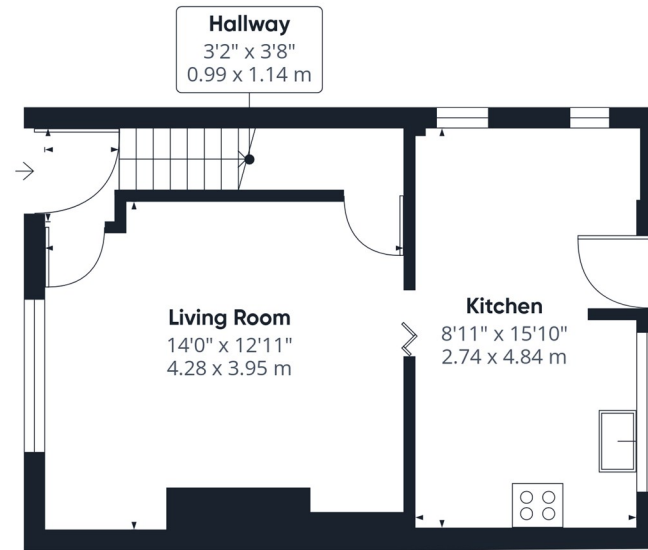
The rear garden features a large paved patio area ideal for outdoor seating and entertaining. Beyond the patio, there is a generous lawn bordered by wooden fencing, with mature trees in the distance providing privacy and a green backdrop.



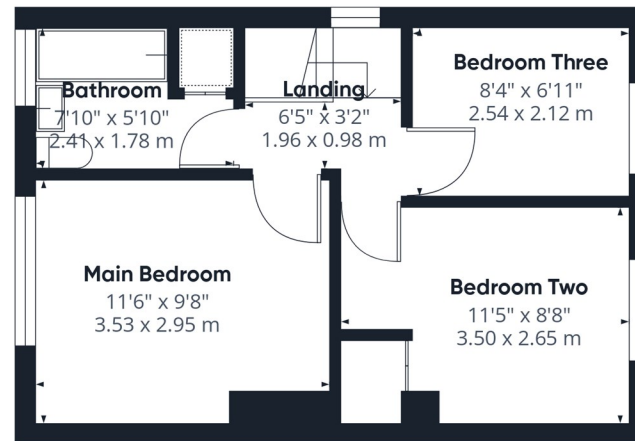
Garage

A detached garage provides valuable additional storage or parking, conveniently accessed via a shared driveway.





Floor 0



Floor 1

Approximate total area^m

682 ft²

63.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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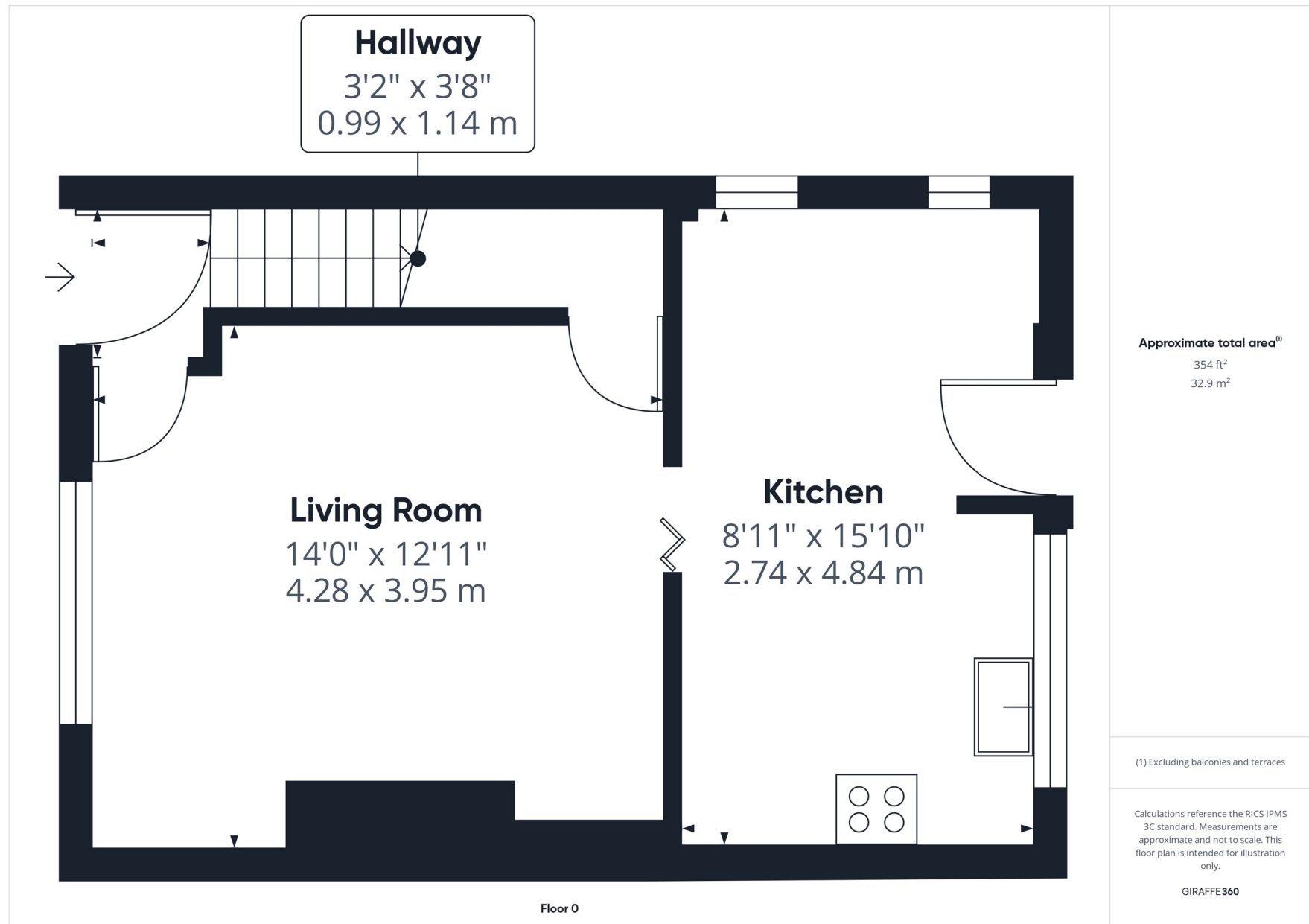
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Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
95-100	A		
81-95	B		
69-81	C		
55-69	D		
40-55	E		
21-40	F		
1-21	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
10-100	A		
10-50	B		
10-40	C		
10-30	D		
10-20	E		
10-10	F		
10-5	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	2002/91/EC

