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Crawley Avenue, South Kirkby, Pontefract, WF9 3BN
Offers Over £390,000

Park Row



Hallway

4.30 x 1.75 m (14'1" x 5'8")

This welcoming hallway offers a bright and airy entrance, featuring light-toned flooring and a blend of classic and contemporary décor, creating a warm first impression as you enter the home.

Living Room

4.36 x 4.15 m (14'3" x 13'7")

The living room exudes comfort with plush seating arranged around a traditional wood-burning stove set within a brick surround. Soft carpeting underfoot and gentle neutral tones enhance the cosy atmosphere, while ample natural light filters through the front-facing window, making this an ideal room for relaxation and socialising.



Dining Room

3.39 x 5.95 m (11'1" x 19'6")

A stylish and spacious dining room designed for entertaining, the room features a striking exposed brick wall and wood panel detailing painted in a deep green hue, adding character and warmth.



Kitchen / Living Area

4.66 x 5.96 m (15'3" x 19'6")

This bright and contemporary kitchen/living area benefits from a sleek, modern design with white cabinetry and solid oak work tops. A central island provides additional

workspace and seating, making it an ideal spot for casual dining. Large glazing and Bi folding doors open directly onto the garden, flooding the space with natural light and offering easy access to outdoor living.



Utility Room

1.41 x 3.08 m (4'7" x 10'1")

A versatile utility room fitted with ample work surfaces and housing essential laundry appliances. The room enjoys a practical layout with window views and convenient access, supporting day-to-day household chores with ease.



WC

0.92 x 0.80 m (3'0" x 2'7")

This neat WC features a contemporary monochrome tiling scheme with white wall tiles bordered by black accents. The space includes a compact toilet and a corner basin, offering a stylish and practical guest cloakroom conveniently located adjacent to the kitchen and living area.



Bedroom Four

3.51 x 4.10 m (11'6" x 13'5")

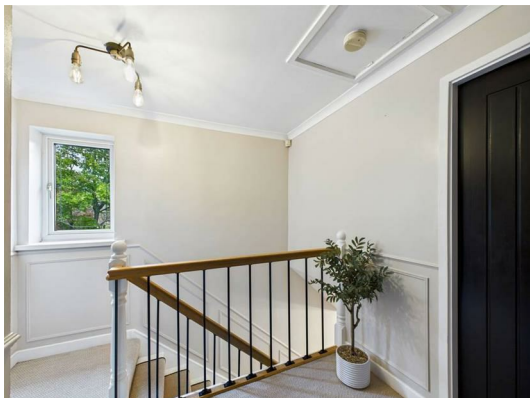
Ground floor.

Bedroom Four is a well-proportioned room featuring a soft, neutral carpet and plenty of natural light from a large window. Its generous size allows for flexible use, whether as a guest room, study, or bedroom, with a calm and inviting atmosphere.



Landing

The first-floor landing is bright and simple, featuring a window that fills the space with natural light. The area provides access to all three bedrooms and the bathroom above, with soft carpeting that complements the neutral décor.



Bedroom One

4.38 x 3.37 m (14'4" x 11'1")

Bedroom One is a spacious and serene retreat with a calm colour palette. The bedroom features built-in wardrobes along one wall and a charming brick feature.



Bedroom Two

3.42 x 3.36 m (11'3" x 11'0")

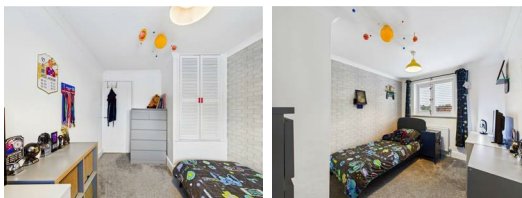
Bedroom Two offers a bright and cosy space with a double bed and a playful wall design theme. The room benefits from good natural light and built-in storage, making it suitable for family members of all ages.



Bedroom Three

3.44 x 2.66 m (11'3" x 8'9")

Bedroom Three is a compact but comfortable room featuring a single bed and a bold, colourful mural wall. It is well-lit with a window providing natural light, ideal as a child's bedroom or home office space.



Bathroom

2.02 x 1.69 m (6'7" x 5'7")

The bathroom is fitted with modern white sanitary ware including a bathtub with an overhead shower, a wall-hung basin, and a toilet. The room is tiled in a mix of cream and brown tones, creating a clean and contemporary feel with natural light coming through the window.



Bar

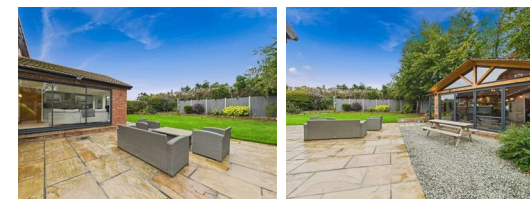
6.40 x 4.01 m (21'0" x 13'1")

This detached outbuilding has been beautifully transformed into a charming bar with reclaimed brick and a high, wood-beamed ceiling. The space is fully fitted with a bar counter, corner seating along with rustic light fittings on the wall. The bar also includes all beer pumps, outdoor TV and arcade game. A large glass door opens onto the garden, creating a lively and inviting area for entertaining and relaxing.



Rear Garden

The garden is a generous and well-maintained outdoor space featuring a lawn surrounded by mature hedging and trees, providing privacy and a peaceful backdrop. It includes a paved patio with seating areas and direct access from the house, perfect for outdoor dining and entertaining. The garden also benefits from a bespoke, detached bar building, adding a unique and vibrant feature to the outdoor space.

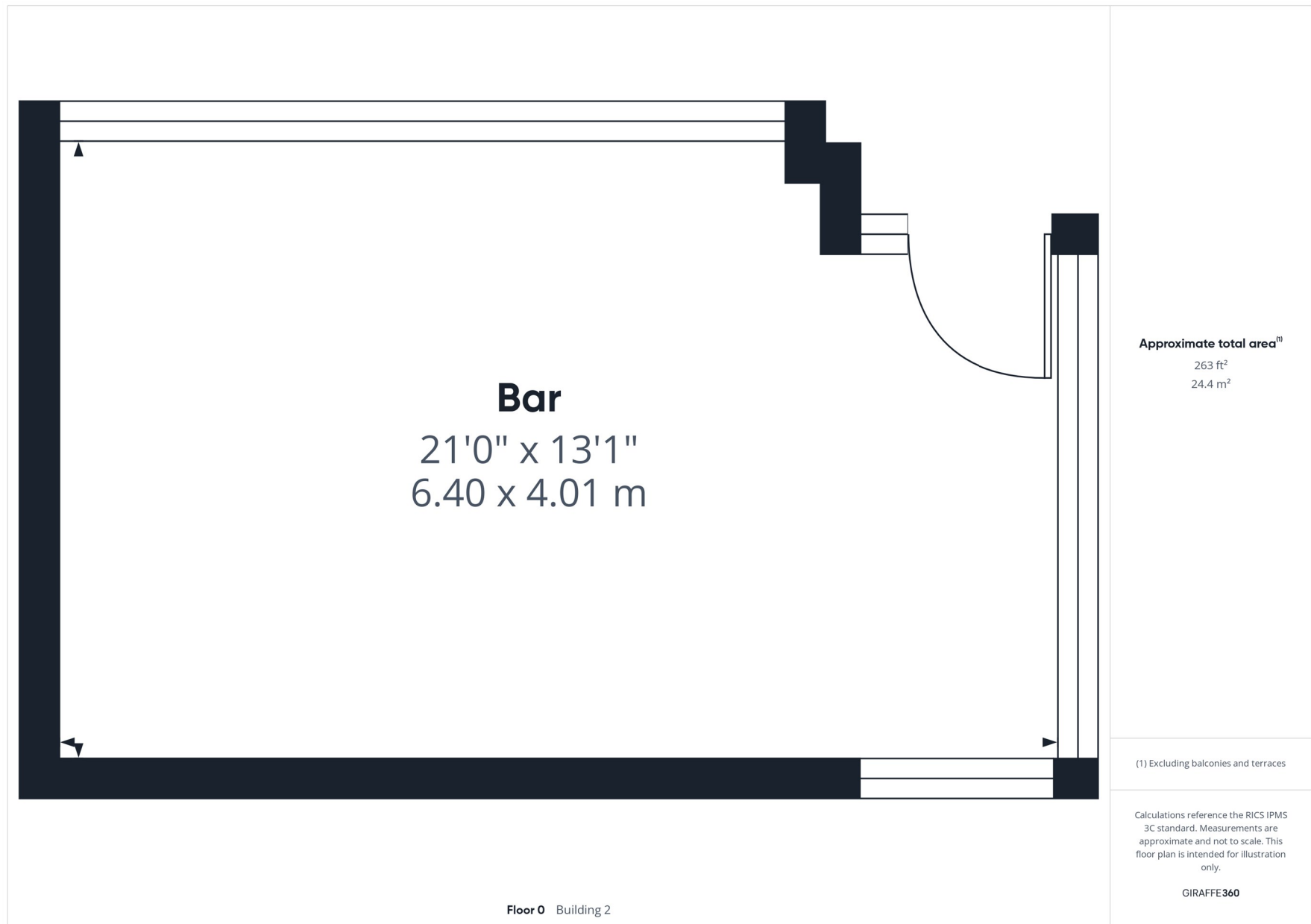


Outside WC

1.35 x 0.99 (4'5" x 3'3")

This property also benefits from an outside WC which will come in handy when hosting, it features a compact toilet and a modern sink.



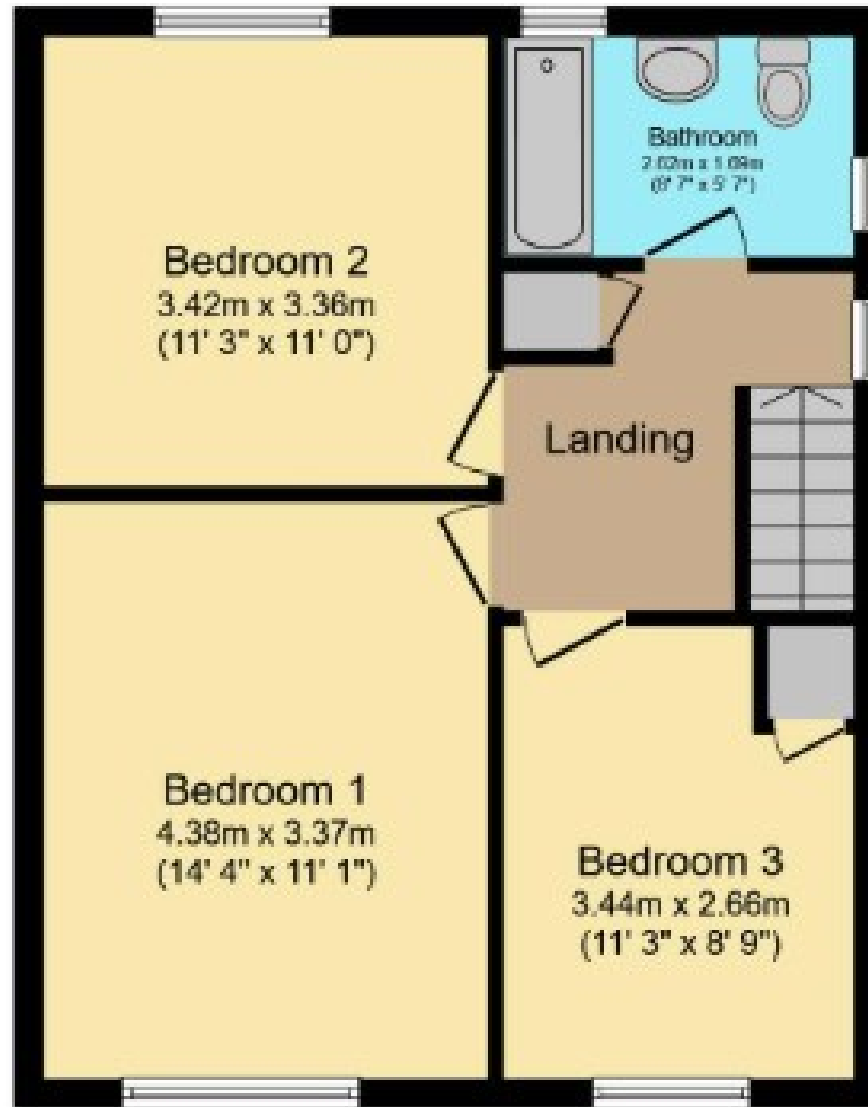


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