



Faith Street, South Kirkby

£115,000


MARTIN & CO

Faith Street, South Kirkby

House - Mid Terrace

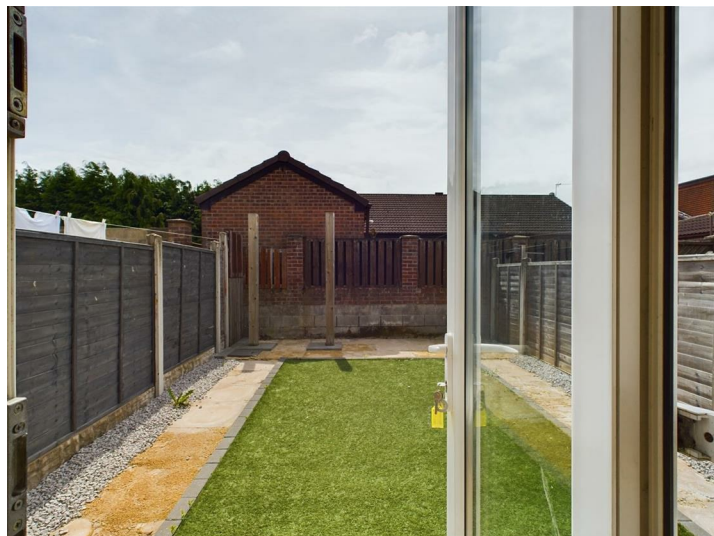
3 Bedrooms, 1 Bathroom

£115,000

- ATTENTION! FTB'S/INVESTORS. DON'T MISS OUT! ABSOLUTE BARGAIN!
- MODERNISATION & TENDER LOVING CARE REQUIRED TO CREATE YOUR DREAM HOME
- FRINGES OF VILLAGE WITH PLEASANT VIEW.GARDENS FRONT & REAR. ON STREET PARKING
- MID TOWN HOUSE. HALL, LOUNGE, KITCHEN & CONSERVATORY. 3 BEDS & BATHROOM
- IDEALLY LOCATED FOR COMMUTERS BEING CENTRAL TO MAJOR NORTHERN CENTRES
- CLOSE TO LOCAL AMENITIES, LOCAL SHOPS, SCHOOLS & SUPERMARKETS
- LOVELEY WALKS CLOSE BY, IDEAL FOR DOG WALKERS/KEEP FIT ENTHUSIASTS
- TENURE - FREEHOLD
- COUNCIL TAX BAND A
- EPC RATING C

Martin & Co are now in receipt of an offer for the sum of £110,000 for 18 Faith Street, South Kirkby WF9 3AL.

Anyone wishing to place an offer on the property should contact Martin & Co - 5 Cornmarket Pontefract WF9 3AL - 01977 799550 prior to exchange of contracts.



Entrance Hall

A steel panel/glazed entrance door to the front aspect, central heating radiator and stairs leading to the first floor landing.

Lounge

Having a walk in wooden double glazed leaded bay window to the front aspect, central heating radiator and feature wall.

Kitchen

Having a range of wall and base cupboard units with laminate work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap over including tiled splashbacks. There is an integrated electric oven (not checked), hob (not checked) and extractor fan

(not checked). There is plumbing for an automatic washing machine, central heating radiator, useful walk in under stairs storage cupboard, an internal UPVC double glazed window and patio doors opening to the conservatory.

Conservatory

Being of brick and UPVC double glazed construction having French doors providing access to the rear garden.

First floor landing

A galleried landing having access to the loft space, three bedrooms and house bathroom.

Bedroom One

Having a wooden double glazed leaded window to the front aspect and central heating radiator.



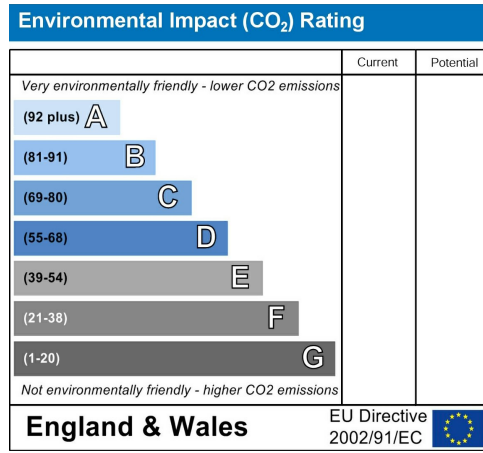
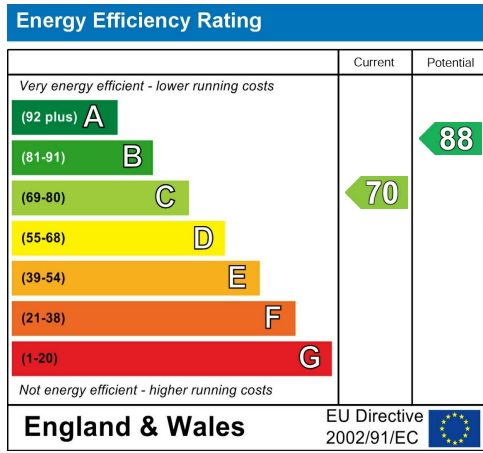
Bedroom Two
 Having a wooden double glazed leaded window to the rear aspect and central heating radiator.

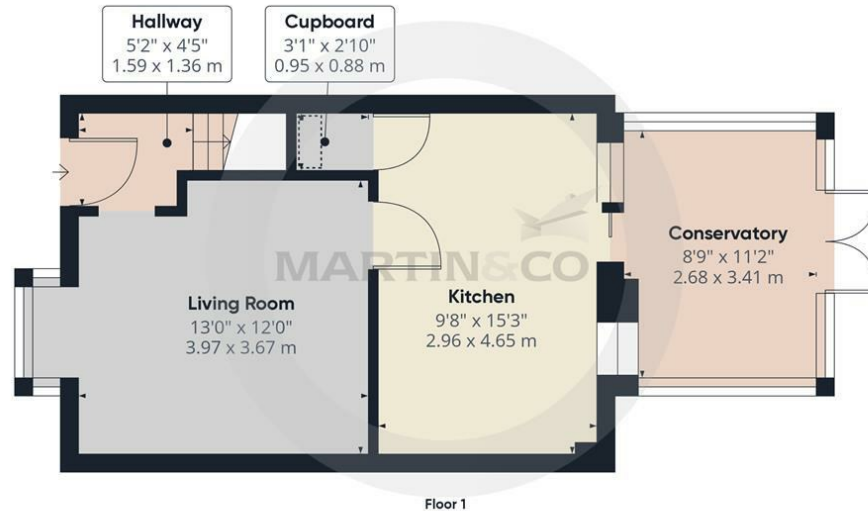
Outside Rear
 There is an enclosed low maintenance garden with an artificial turf lawn with concrete surround.

Bedroom Three
 Having a wooden double glazed leaded window to the front aspect and central heating radiator.

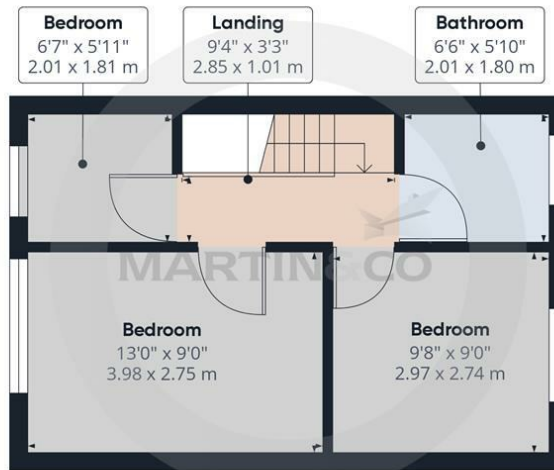
Bathroom
 Having a rectangle panel bath with chrome mixer tap over. A low flush WC and pedestal hand wash basin. Having tiled splashbacks and floor, a wooden double glazed leaded window to the rear aspect and central heating radiator.

Outside Front
 There is a brick boundary wall and a small buffer garden with path leading to the front door.





Floor 1



Floor 2



Approximate total area⁽¹⁾

786.45 ft²
73.06 m²

Reduced headroom

3.03 ft²
0.28 m²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Martin & Co Pontefract Sales

5 Cornmarket, Pontefract, West Yorkshire, WF8 1AN

01977 799550 . pontefract@martinco.com

01977 799550

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

