



**Beacon View, South Kirkby Pontefract WF9 3BW**

**Welcome to**

**Beacon View, South Kirkby Pontefract**

Beacon View in South Kirkby is a spacious four bedroom extended semi-detached home offering versatile family living. The property features a welcoming lounge, dining kitchen, and a convenient ground floor bedroom with ensuite. Upstairs are three further bedrooms and a modern wet room.



### **Entrance Hall**

With a UPVC double glazed front entrance door, laminate flooring, under stairs storage cupboard and a gas central heating radiator.

### **Lounge**

16' 4" x 10' 2" ( 4.98m x 3.10m )

With a UPVC double glazed window to the rear aspect, laminate flooring and a fire surround with marble hearth.

### **Dining Kitchen**

15' 3" x 10' 10" ( 4.65m x 3.30m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric hob, double electric oven, extractor fan, a sink and half drainer, space for fridge freezer, cupboard housing the boiler, laminate flooring, plumbing for washing machine, two UPVC double glazed windows to the front and side and a side door.

### **Bedroom One**

17' 6" x 9' 9" ( 5.33m x 2.97m )

With two windows to the front and two gas central heating radiators.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, tiled walls, vinyl flooring, gas central heating radiator and a window to the rear aspect.

### **Landing**

With a window to the front and access to the loft with a pull down ladder.

### **Bedroom Two**

12' 7" x 11' 6" ( 3.84m x 3.51m )

With a window to the front aspect, laminate flooring and a gas central heating radiator.

### **Bedroom Three**

10' 4" x 12' 1" ( 3.15m x 3.68m )

With a window to the rear aspect and a gas central heating radiator.

### **Bedroom Four**

9' 9" x 7' 5" ( 2.97m x 2.26m )

With a window to the front and laminate flooring.

### **Wet Room**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with electric shower and screen, walk in shower with curtain, panelled ceiling with spot lights, gas central heating radiator and a window to the front.

### **Front Garden**

With a large block paved driveway.

### **Rear Garden**

A large rear garden, neatly laid to lawn with a timber fence surround.



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## Welcome to

### Beacon View, South Kirkby Pontefract

- Extended four bedroom semi-detached home in a popular residential area
- NO ONWARD CHAIN
- Spacious lounge and dining kitchen creating a practical family layout
- Double driveway providing excellent off street parking
- Generous rear garden offering plenty of outdoor space for entertaining or play

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118884 - 0002

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