



**Carr Lane, South Kirkby Pontefract WF9 3DB**

**Welcome to**

**Carr Lane, South Kirkby Pontefract**

\*\*\*GUIDE PRICE £80,000 - £90,000\*\*\* Two-bedroom mid-terrace in South Kirkby offering lounge, dining room, kitchen, two bedrooms and bathroom. In need of modernisation, the property includes a rear yard with car parking space and sits close to local amenities, ideal for buyers seeking project.



### **Rear Hall**

With brick and UPVC construction and rear door.

### **Living Room**

11' 7" x 11' 5" ( 3.53m x 3.48m )

With a front entrance door, window to the front and gas central heating radiator.

### **Dining Room**

11' 11" x 11' 5" ( 3.63m x 3.48m )

With a window to the rear, under stairs storage, electric fire and surround and gas central heating radiator.

### **Kitchen**

12' 3" x 7' ( 3.73m x 2.13m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, space for free standing oven, washing machine, resin sink and drainer, extractor hood, consumer unit on wall, tiled flooring, door to the side and two windows to the side.

### **Landing**

Stair lift on stairs.

### **Bedroom One**

11' 11" x 11' 5" ( 3.63m x 3.48m )

With a window to the rear, boiler cupboard, over stairs storage, loft access and a gas central heating radiator.

### **Bedroom Two**

11' 8" x 11' 5" ( 3.56m x 3.48m )

With a window to the front and a gas central heating radiator.

### **Bathroom**

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

### **Rear Garden**

A concrete driveway, brick wall surround and gate.



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## **Carr Lane, South Kirkby Pontefract**

- **\*\*\*GUIDE PRICE £80,000 - £90,000\*\*\***
- Two Bedroom End-Terrace Home
- Lounge and Dining Room
- Off Street Parking
- In Need of Modernisation

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

guide price

**£80,000 - £90,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON119629 - 0002

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