



Barnsley Road, South Kirkby Pontefract WF9 3AR

welcome to

Barnsley Road, South Kirkby Pontefract

GUIDE PRICE £170,000-£180,000 Deceptively spacious three-bedroom Victorian semi-detached home, ideal for families. Featuring two reception rooms, a modern fitted kitchen, ground floor shower room, three generous bedrooms, an extensive private rear garden and an oversized garage.



Entrance Hall**Lounge**

15' 3" x 12' 3" (4.65m x 3.73m)

Dining Room

13' 5" x 12' 4" (4.09m x 3.76m)

Kitchen

12' 4" x 10' 5" (3.76m x 3.17m)

Landing**Bedroom One**

13' 3" x 12' 3" (4.04m x 3.73m)

Bedroom Two

13' 4" x 8' 3" (4.06m x 2.51m)

Bedroom Three

12' 4" x 10' 4" (3.76m x 3.15m)

Bathroom**Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Barnsley Road, South Kirkby Pontefract

- Deceptively Spacious Three Bedroom Semi
- Separate Dining Room
- Modern Kitchen And Modern Ground Floor Bathroom
- Larger Than Average Rear Garden
- Garage And Parking To The Rear

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON120042 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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