

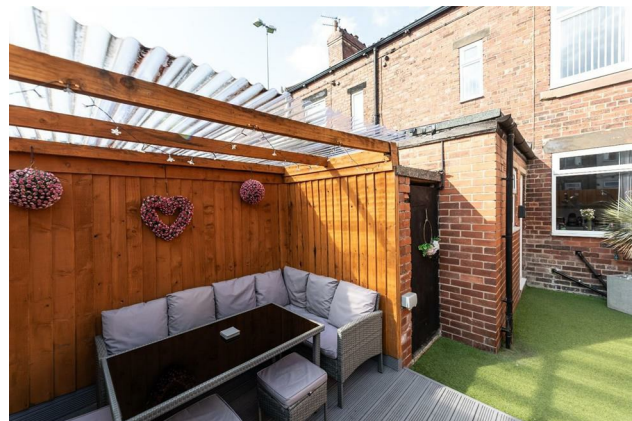
HUNTERS®

HERE TO GET *you* THERE

15 Kinsley Street, Kinsley, Pontefract, WF9 5HH

Offers Over £70,000

Property Images

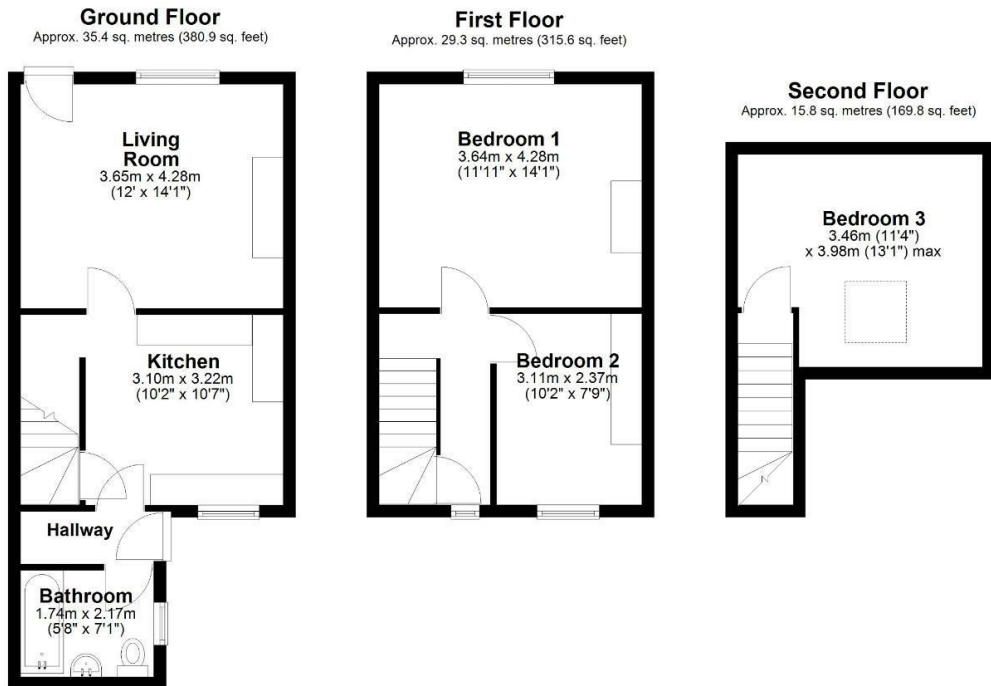


HUNTERS[®]

HERE TO GET *you* THERE

Property Images

Floorplan



Total area: approx. 80.5 sq. metres (866.3 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 1 Receptions: 1
Tenure: Freehold

HUNTERS is excited to present this 3-bedroom mid-terrace property in Kinsley, a sought-after location offering convenient amenities and scenic semi-rural walks nearby.

THE SETTING

This property is positioned to allow easy access to local amenities but is also just a short drive to neighbouring countryside as well as motorway links and public transport routes. Junction 32 shopping village and Xscape activity centre are on the doorstep as well as schools, supermarkets, public houses and restaurants. If you're into your sports then the popular Castleford Tigers Rugby Ground and Pontefract Collieries football stadium are close by.

THE PROPERTY

Upon entering the property, you are welcomed by a spacious and inviting living room, featuring a large front facing window that fills the space with natural light. This leads seamlessly into a modern kitchen, thoughtfully fitted with a range of stylish wall and base units, complemented by contemporary worktops. A convenient breakfast bar provides additional seating, making it an ideal space for casual dining or entertaining.

Continuing through the property, you'll find the family bathroom, tastefully finished with a modern three piece suite and complemented by elegant tiling.

Upstairs, the first floor offers two generously sized bedrooms. The primary bedroom offers plenty of space and a bright front facing window, while the second bedroom is also well proportioned and versatile. It can be used as a guest room, children's room, or home office.

The second floor features a well presented loft conversion, providing additional space that can serve as a third bedroom, private office, or extra storage depending on your needs.

EXTERNAL

Externally, the property benefits from on street parking at the front. To the rear, there is a fully enclosed garden with a decked seating area, perfect for enjoying the warmer months. A covered section ensures the space remains functional and enjoyable throughout the year.

Features

- Mid terrace property
- Three bedrooms
- Ground floor bathroom
- Living over three floors
- Spacious throughout
- Rear enclosed garden
- On street parking
- Freehold
- EPC rating E
- Council tax band A