



## 10 Waterpark View, Kinsley, Pontefract, WF9 5HN

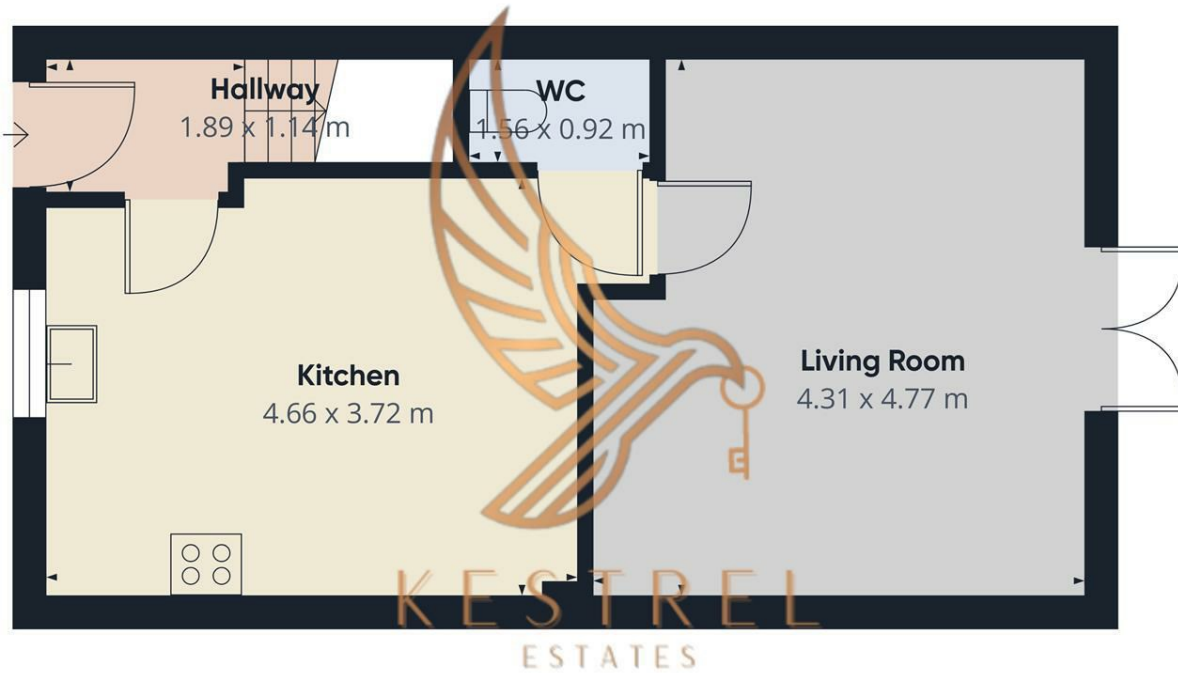
Nestled in the charming area of Waterpark View, Kinsley, Pontefract, this delightful semi-detached house offers a perfect blend of modern living and comfort. Built in 2017, the property boasts a contemporary design and is well-suited for families or individuals seeking a welcoming home.

Spanning an impressive 829 square feet, the house features a spacious reception room that serves as an ideal space for relaxation or entertaining guests. The property comprises three well-proportioned bedrooms, providing ample space for family members or guests. The bathroom is thoughtfully designed, ensuring convenience and comfort for daily routines.

The location is particularly appealing, with easy access to local amenities and transport links, making it a practical choice for those commuting or seeking to explore the surrounding areas. The neighbourhood is known for its friendly community atmosphere, perfect for families and individuals alike.

- 3 Bedroom Semi-Detached
- Spacious Throughout
- Downstairs W/C
- Jack and Jill Bathroom
- Quite Cul-De-Sac
- Close To Local Shops And Other Amenities

**£180,000**



Approximate total area<sup>(1)</sup>  
42 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	