



The Beeches Chapel Lane, South Kirkby Pontefract WF9 3NH

Welcome to

The Beeches Chapel Lane, South Kirkby Pontefract

A spacious three/four bedroom detached home in South Kirkby featuring lounge, dining room, kitchen, utility, study, conservatory, ground-floor annex, three double bedrooms, master en-suite, family bathroom, gated driveway, integral double garage and enclosed rear garden.



Entrance Porch

With a front entrance door and vinyl flooring.

Entrance Hall

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

Wc

With a low level flush WC, wash hand basin, chrome heated towel rail, tiled walls and flooring and an extractor fan.

Kitchen

17' 8" x 17' 8" (5.38m x 5.38m)

A fitted kitchen consisting of wall, base and drawer units with granite work surfaces over, integrated dishwasher, fridge freezer, electric oven, electric hob, two extractor hoods, part tiled to walls, tiled flooring, sink, gas central heating radiator and a window to the rear.

Utility Room

10' 4" x 4' 10" (3.15m x 1.47m)

With a space for a washing machine, wall mounted boiler, stainless steel sink and drainer, part tiling, gas central heating radiator and a window to the rear.

Conservatory

9' x 8' 3" (2.74m x 2.51m)

With a door to the rear, and gas central heating radiator.

Lounge

11' 8" x 7' 11" (3.56m x 2.41m)

With a window to the front, patio door to the garden, ceiling rose and a gas central heating radiator.

Bedroom 4

11' 6" x 10' 7" (3.51m x 3.23m)

With a window to the side, sliding doors into dining room and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, tiled flooring, part tiled walls, extractor fan and a window to the rear.

Dining Room

13' x 13' 8" (3.96m x 4.17m)

With a window to the side, ceiling rose, internal patio doors leading to extension and a gas central heating radiator.

Lounge

17' 7" x 16' 4" (5.36m x 4.98m)

With a window to the front, ceiling rose, decorative coving, patio door into bedroom 4, gas fire with surround and a gas central heating radiator.

Landing

With sky lights, large storage cupboard, access to the fully boarded loft with ladders and coving.

Walk In Store Room

Loft Space

Fully boarded loft area, lighting, sky lights and ladder access from the landing.

Bedroom One

16' 4" x 14' 9" (4.98m x 4.50m)

With a window to the front, fitted wardrobes and drawers and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, part tiled, extractor fan, spot lights, eaves for storage and a window to the rear.

Walk In Closet

Bedroom Two

13' 8" x 11' 9" (4.17m x 3.58m)

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

Bedroom Three

13' 9" x 9' 4" (4.19m x 2.84m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath, extractor fan, shower cubicle, towel radiator, spot lights to the ceiling and a window to the side aspect.

Front Garden

Block paved driveway with double electric wrought iron gates, CCTV camera, outside light, access to the rear, planted beds, mature trees and fence surround.

Rear Garden

Lawn, shrubs, paved path, trees, block outbuilding and fencing surround.

Double Garage

19' 3" x 16' 4" (5.87m x 4.98m)

An integrated double garage, up and over electric door, electric and window to the side.



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Welcome to

**The Beeches Chapel Lane, South Kirkby
Pontefract**

- Three/ Four Bedroom Detached House
- Potential Ground Floor Living Accommodation/Parent Living/Student Accommodation
- Gated Driveway And Integral Double Garage
- Two Shower Rooms And a Bathroom
- Fantastic Opportunity for Modernisation

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

£475,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
PON119381 - 0004

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