



Spring Close, Kinsley Pontefract WF9 5LU

welcome to

Spring Close, Kinsley Pontefract

GUIDE PRICE £325,000-£350,000 Four bedroom detached house. Two great size reception rooms. Cinema Room. Large conservatory, Landscaped private rear gardens. Modern housing development.



Entrance Hall

A composite front entrance door and laminate flooring.

Wc

With a low level flush WC, wash hand basin, fully tiled, gas central heating radiator, spot lights to the ceiling and a UPVC double glazed window to the side aspect.

Lounge

13' 7" x 11' 6" (4.14m x 3.51m)

With two UPVC double glazed windows to the side with fitted shutters, fire surround with a gas fire.

Dining Room

9' 9" x 10' 7" (2.97m x 3.23m)

With a UPVC double glazed window to the side aspect, wall mounted radiator and laminate flooring.

Cinema Room

14' x 8' 5" (4.27m x 2.57m)

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

Dining Kitchen

15' 3" x 7' (4.65m x 2.13m)

A fitted kitchen consisting of wall, base and drawer units with granite work surfaces over, double electric oven, built in microwave, gas hob, extractor fan, tiled flooring, integrated fridge freezer, spot lights to the ceiling and a UPVC double glazed window to the front with made to measure blinds.

Conservatory

19' 8" x 9' 5" (5.99m x 2.87m)

Constructed under UPVC, with French doors to the rear aspect, wall mounted electric fire, wood flooring and two gas central heating radiators.

Landing

With a UPVC double glazed window to the side aspect, wall mounted radiator, loft access and a solid wood and glass balustrade.

Bedroom One

12' 7" x 10' 8" (3.84m x 3.25m)

With a UPVC double glazed window to the front aspect, built in wardrobe and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, chrome heated radiator, spot lights to the ceiling and a UPVC double glazed window to the front aspect.

Bedroom Two

10' 8" x 10' 3" (3.25m x 3.12m)

With a UPVC double glazed window to the rear aspect, built in wardrobes, built in cupboard above the bed and a gas central heating radiator.

Bedroom Three

10' 6" x 9' 7" (3.20m x 2.92m)

With a UPVC double glazed window with made to measure blinds, built in wardrobes and a gas central heating radiator with cover.

Bedroom Four

9' 5" x 6' 5" (2.87m x 1.96m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath, fully tiled and a UPVC double glazed window to the side aspect.

Front Garden

A double driveway, lawned garden and side gate to the rear garden.

Rear Garden

A very large enclosed rear garden, artificial lawn, patio seating area, raised decked seating area and side gate to the front.

Garage

With up and over door, composite door to the rear, wall mounted boiler and wall and base units.



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Spring Close, Kinsley Pontefract

- Four Bedroom Detached Home
- GUIDE PRICE £325,000-£350,000
- Ensuite To Master
- Cinema Room
- Conservatory

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119128 - 0003

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