

Spring Close, Kinsley Pontefract WF9 5LU

welcome to

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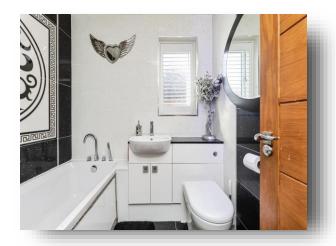
GUIDE PRICE £325,000-£350,000Four bedroom detached house. Two great size reception rooms. Cinema Room. Large conservatory, Landscaped private rear gardens. Modern housing development.













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 an 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

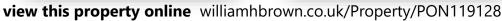








Please note the marker reflects the postcode not the actual property





Property Ref: PON119128 - 0003 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 quidance 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.



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