



Brooksfield, South Kirkby PONTEFRACT WF9 3DL

Welcome to

Brookfield, South Kirkby PONTEFRACT

GUIDE PRICE £210,000 - £220,000 Three bedroom semi-detached home in South Kirkby featuring modern kitchen, lounge and dining room. Ground floor bedroom and bathroom. First floor offers two bedrooms, wet room and eaves storage. Front driveway, enclosed rear garden.



Lounge

16' 3" x 10' 3" (4.95m x 3.12m)

With a bay window to the front, electric fire with wooden surround and a gas central heating radiator.

Dining Room

12' x 10' 3" (3.66m x 3.12m)

With a double door to the rear, window to the rear, stairs to first floor, double door to the lounge and a gas central heating radiator.

Kitchen

13' 9" x 9' 10" (4.19m x 3.00m)

A fitted kitchen consisting of wall, base and drawer units with Quartz work surfaces over, composite sink and drainer, integrated oven, two electric hobs, extractor hood, dishwasher, tumble dryer, washing machine, space for a fridge freezer, laminate flooring, door to the side, window to the front and a gas central heating radiator.

Bedroom Three

16' 3" x 7' 8" (4.95m x 2.34m)

With a windows to the rear and front and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with shower over, panelled ceiling, towel radiator, extractor fan, vinyl flooring, panelled walls and a window to the side.

Landing

With large eaves storage with boiler.

Bedroom One

10' x 8' 11" (3.05m x 2.72m)

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

Wet Room

A suite consisting of a low level flush WC, wash hand basin, shower, electric towel radiator, extractor fan and panelled ceiling.

Bedroom Two

14' 5" x 6' 6" (4.39m x 1.98m)

With a window to the rear, built in wardrobes and a gas central heating radiator.

Front Garden

A tarmac driveway and lawned garden.

Rear Garden

All paved, concrete shed and timber fence surround.



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Welcome to

Brooksfield, South Kirkby PONTEFRACT

- ***GUIDE PRICE £210,000 - £220,000***
- Three Bedrooms
- Ground Floor Bedroom and Bathroom
- Lounge and Dining Room
- Solar Panels

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

guide price

£210,000 - £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119796 - 0002

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