



The Green, South Kirkby, Pontefract, WF9

£130,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

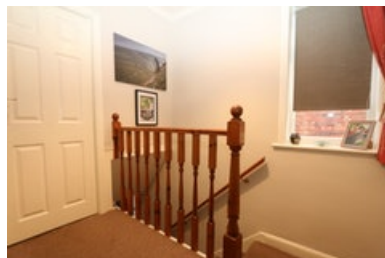
HouseSimple are pleased to offer to the market this traditionally built 3 bedroom semi detached family home. It is centrally located in South Kirkby and has excellent access to a host of local amenities, this is an wonderful opportunity for any family. It benefits from spacious accommodation through

Key features:

- Traditional 3 bedroom semi detached
- brick built shed
- gardens to front and rear
- Spacious accommodation throughout
- great location
- lovingly maintained

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band B (£1160.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Traditionally built 3 bedroom semi detached family home. It is centrally located in South Kirkby and has excellent access to a host of local amenities, this is an wonderful opportunity for any family. It benefits from spacious accommodation throughout, off street parking to the rear, enclosed gardens to both front and rear and has lovingly maintained as a family home for the last 18 years.

The accommodation briefly comprises on the ground floor; welcoming entrance hallway, living room and fitted kitchen diner to the rear. Stairs from the hallway rise to the first floor landing which offers the 3 bedrooms and family bathroom with roll top bath and separate shower cubicle. Early viewing is highly recommended to appreciate what this property has to offer.

Ground Floor

Living Room 4.26m (14') x 3.84m (12'7")

Bay window to front, fireplace, double radiator, fitted carpet, double door, door to:

Kitchen/Diner 5.20m (17'1") max x 3.03m (9'11")

Fitted with a matching range of base and eye level units, integrated fridge, freezer and washing machine with fitted electric oven, built-in four ring gas hob with extractor hood over, window to rear, double radiator, vinyl flooring, open plan, door to:

Entrance Hall 1.96m (6'5") x 1.70m (5'7")

Window to side, radiator, stairs, door.

First Floor

Bedroom 1 4.07m (13'4") max x 3.37m (11'1")

Bay window to front, double radiator, fitted carpet, door to:

Bedroom 2 3.12m (10'3") x 3.03m (9'11")

Window to rear, double radiator, fitted carpet, door to:

Bathroom 2.06m (6'9") x 1.90m (6'3")

Fitted with four piece suite comprising bath, wash hand basin, tiled shower enclosure and close coupled WC, two windows to side, vinyl flooring, door to:

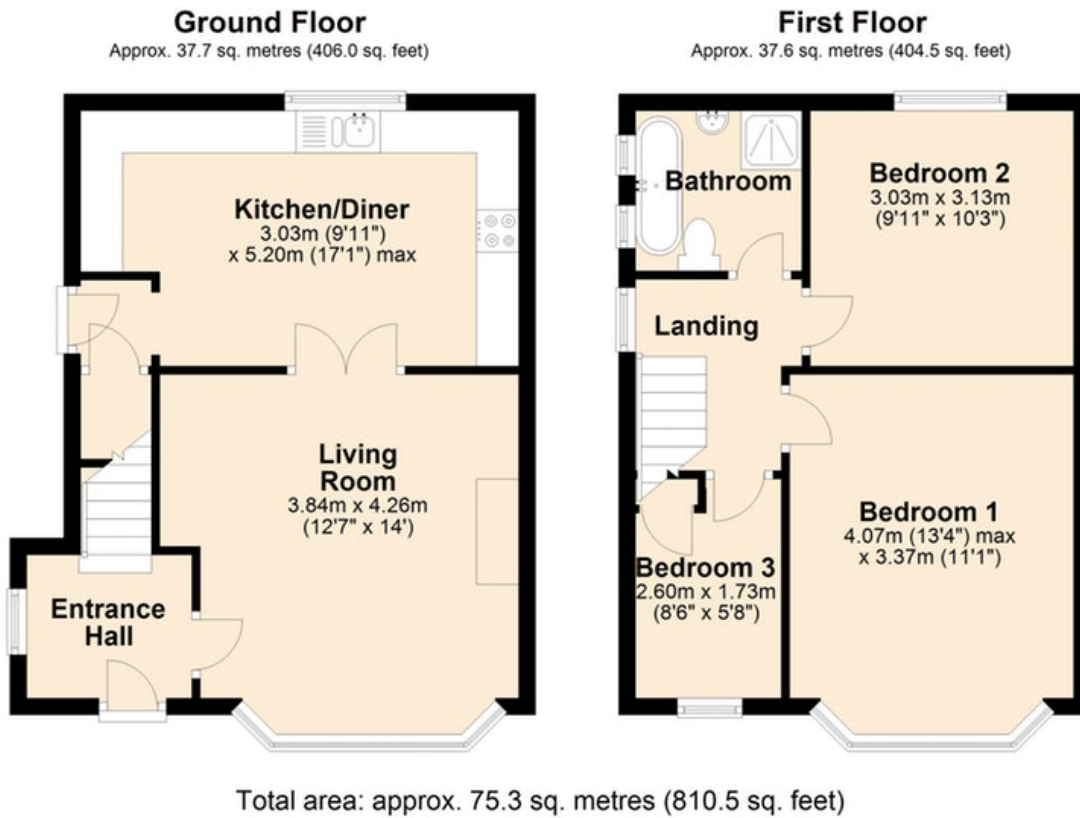
Bedroom 3 2.60m (8'6") x 1.73m (5'8")

Window to front, Storage cupboard, radiator, fitted carpet, door to:

Landing 2.27m (7'5") x 1.73m (5'8")

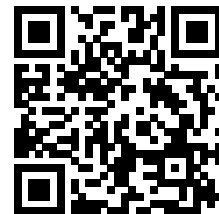
Window to side, fitted carpet.

Floor plan:



MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code