



MOVE MAKER

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1b Common Road Avenue
South Kirkby, Pontefract, , WF9 3ED

Offers In Excess Of £150,000

Property Features

- Modern Semi-Detached House
- Entrance, Cloaks/WC
- Lounge
- Kitchen/Diner
- Master Bedroom with
- Two further Bedrooms
- Family Bathroom
- Off street parking
- Enclosed rear garden
- Garage

Full Description

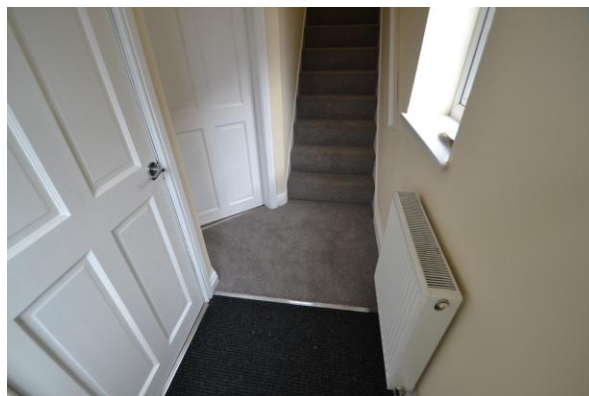
FRONT

Having a low maintenance pebble open plan front garden extending down the side off the property to provide off street parking and leading to a single garage.

A double glazed composite door leads into the entrance hall.

HALLWAY

Radiator with thermostatic valve. Doors off to cloakroom and lounge and stairs to the first floor,



CLOAKROOM

0m x 0m)

Having a low flush wc and wash hand basin with vanity unit below. Tile effect vinyl flooring.



LOUNGE

15' 1" x 11' 7" (4.6m x 3.54m)

Decorated in neutral shades. Central heating radiator with thermostatic valve. Door to under stairs storage housing the gas boiler. Double glazed doors to the kitchen/diner.



KITCHEN/DINER

14' 9" x 8' 6" (4.5m x 2.6m)

Having a range of beech fronted base and wall units with solid work surfaces. Built in Flavel double electric oven and microwave. Four ring ceramic hob with extractor above. Sink and drainer with mixer tap. Brick style tiling to splash backs. Plumbing/space for washing machine. Spotlights to the ceiling and tiles to the floor. Radiator with thermostatic valve. Double French doors out to the rear.



LANDING

Window to the side elevation. Doors off into all rooms.



BEDROOM ONE

11' 6" x 10' 11" (3.53m x 3.33m)

In neutral shades. Radiator with thermostatic valve. Door to en-suite.



ENSUITE

5' 5" x 4' 10" (1.66m x 1.48m)

Fully tiled walls. White vanity unit with wc and wash hand basin. Quadrant shower cubicle with electric shower and feature tiling to the wall. Chrome towel rail/radiator. Wood effect vinyl flooring.



BEDROOM TWO

8' 2" x 7' 6" (2.5m x 2.3m)

In neutral shades. Radiator with thermostatic valve.



BEDROOM THREE

8' 2" x 6' 10" (2.5m x 2.1m)

In neutral shades. Radiator with thermostatic valve.



BATHROOM

6' 0" x 5' 4" (1.84m x 1.63m)

Being fully tiled and having a white vanity unit with wc and wash hand basin with mixer tap. P shaped panelled bath with shower screen and a mains feed shower. Chrome towel rail/radiator.



REAR

Access via double wrought iron gates. Fully enclosed rear garden with brick wall and timber fencing. Paved seating area.





33 Barnsley Road
 South Elmsall
 Pontefract
 West Yorkshire
 WF9 2RN

www.zoopla.co.uk
move_maker@btconnect.com
 01977 608484

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements