



MOVE MAKER

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

Offers In Region Of £145,000

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
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Full Description

FRONT

Having a low maintenance pebble open plan front garden extending down the side off the property to provide off street parking. A double glazed composite door leads into the entrance hall.

ENTRANCE HALL

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



CLOAKROOM

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 doors to the kitchen/diner.



KITCHEN/DINER

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

Having a range of modern beech fronted base and wall units with laminate work surfaces. Built in electric oven with four ring ceramic hob and stainless steel extractor above. Stainless steel sink/drainer with mixer tap. Tiling to the splash backs. Plumbing/space for a washing machine. Spotlights to the ceiling and tile effect vinyl to the floor.

Radiator with thermostatic valve and French doors out to the rear garden.



LANDING

Window to the side elevation and doors off to 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. Chrome towel rail/radiator. Tile 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

Fully enclosed rear garden with brick wall and timber fencing. Pebbled seating area, lawn area and further paved patio.





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