



**The Beeches, Chapel Lane, South Kirkby Pontefract WF9 3NH**

**Welcome to**

**The Beeches, Chapel Lane, South Kirkby Pontefract**

\*\*\*GUIDE PRICE £460,000 - £470,000\*\*\* A generous three/four-bedroom detached home in South Kirkby, offering a lounge, dining room, kitchen, utility room, study, conservatory, and a ground-floor annex. Upstairs features three double bedrooms, including a master en-suite, plus a family bathroom.



### **Entrance Porch**

With a front entrance door and vinyl flooring.

### **Entrance Hall**

With a door to the front and gas central heating radiator.

### **Wc**

With a low level flush WC, wash hand basin, chrome heated towel rail, tiled walls and flooring and an extractor fan.

### **Kitchen**

17' 8" x 17' 8" ( 5.38m x 5.38m )

A fitted kitchen consisting of wall, base and drawer units with granite work surfaces over, integrated dishwasher, fridge freezer, electric oven, electric hob, two extractor hoods, part tiled to walls, tiled flooring, sink, gas central heating radiator and a window to the rear.

### **Utility Room**

10' 4" x 4' 10" ( 3.15m x 1.47m )

With a space for a washing machine, wall mounted boiler, stainless steel sink and drainer, part tiling, gas central heating radiator and a window to the rear.

### **Conservatory**

9' x 8' 3" ( 2.74m x 2.51m )

With a door to the rear, and gas central heating radiator.

### **Lounge**

11' 8" x 7' 11" ( 3.56m x 2.41m )

With a window to the front, patio door to the garden, ceiling rose and a gas central heating radiator.

### **Bedroom 4**

11' 6" x 10' 7" ( 3.51m x 3.23m )

With a window to the side, sliding doors into dining room and a gas central heating radiator.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, tiled flooring, part tiled walls, extractor fan and a window to the rear.

### **Dining Room**

13' x 13' 8" ( 3.96m x 4.17m )

With a window to the side, ceiling rose, internal patio doors leading to extension and a gas central heating radiator.

### **Lounge**

17' 7" x 16' 4" ( 5.36m x 4.98m )

With a window to the front, ceiling rose, decorative coving, patio door into bedroom 4, gas fire with surround and a gas central heating radiator.

### **Landing**

With sky lights, large storage cupboard, access to the fully boarded loft with ladders and coving.

### **Walk In Store Room**

#### **Loft Space**

Fully boarded loft area, lighting, sky lights and ladder access from the landing.

### **Bedroom One**

16' 4" x 14' 9" ( 4.98m x 4.50m )

With a window to the front, fitted wardrobes and drawers and a gas central heating radiator.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, part tiled, extractor fan, spot lights, eaves for storage and a window to the rear.

### **Walk In Closet**

#### **Bedroom Two**

13' 8" x 11' 9" ( 4.17m x 3.58m )

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

### **Bedroom Three**

13' 9" x 9' 4" ( 4.19m x 2.84m )

With a window to the front aspect and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, bath, extractor fan, shower cubicle, towel radiator, spot lights to the ceiling and a window to the side aspect.

### **Front Garden**

Block paved driveway with double electric wrought iron gates, CCTV camera, outside light, access to the rear, planted beds, mature trees and fence surround.

### **Rear Garden**

Lawn, shrubs, paved path, trees, block outbuilding and fencing surround.

### **Double Garage**

19' 3" x 16' 4" ( 5.87m x 4.98m )

An integrated double garage, up and over electric door, electric and window to the side.



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## Welcome to

# The Beeches Chapel Lane, South Kirkby Pontefract

- \*\*\*GUIDE PRICE £460,000 - £470,000\*\*\*
- Three/ Four Bedroom Detached House
- Ground Floor Living Accommodation/Parent Living/Student Accommodation
- Gated Driveway And Integral Double Garage
- Two Shower Rooms And a Bathroom

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

guide price

## £460,000 - £470,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON119381 - 0009

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