

Park Row

The proactive estate agent



Stope Avenue, Kinsley, Pontefract, WF9 5FP

£230,000



FEDERATION
OF INDEPENDENT
AGENTS

Lead In

A stunning three-bedroom semi-detached house situated on a popular new-build development in Kinsley. Only eight years old, the property remains within its 10-year NHBC warranty and has been beautifully presented throughout, with the added benefit of a recently fitted kitchen and en-suite.

The property would make an ideal home for first-time buyers or growing families and briefly comprises an entrance hall, downstairs WC, spacious lounge and a modern kitchen diner.

To the first floor are three good-sized bedrooms, with the principal bedroom benefiting from a recently fitted en-suite, together with a family bathroom.

Externally, there is a good-sized enclosed garden to the rear, providing an ideal space for outdoor entertaining or family use, along with allocated parking.

The property is ideally placed for local amenities and is within easy reach of the nearby railway station, providing convenient access to surrounding towns and further afield.

An early viewing is highly recommended to appreciate the presentation, location and accommodation this lovely home has to offer.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current		Potential	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
82-91		82-91	
A		A	
81-80		81-80	
B		B	
80-69		80-69	
C		C	
68-55		68-55	
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