

Kestrel Way, Pontefract



Offers In Excess Of £210,000



3



1



2



86

Situated in South Elmsall, Pontefract, this delightful detached house presents an excellent opportunity for families and individuals alike. South Elmsall has a close community and convenient amenities, including its own market making it an ideal location for those seeking a balance of tranquillity and accessibility. Whether you are looking to settle down or invest in a promising property, this house on Kestrel Way is sure to meet your needs.



- Spacious Modern Living
- Good Sized Accommodation Throughout
- Entrance Hall, Cloakroom
- Through Lounge, Spacious Well Fitted Dining Kitchen
- Three Good Sized Bedrooms
- Family Bathroom
- Excellent Entertaining Space to the Rear With Mancave
- Freehold
- Council Tax Band B
- EPC Grade B

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Hallway

8'6" x 4'0" overall (2.60 x 1.22 overall)

A welcoming entrance space with modern composite and glaze external door, central heating radiator, stairs to the first floor and access off to the

Cloakroom

6'2" x 4'9" (1.88 x 1.46)

With modern suite, of low level flush WC and wash hand basin. Central heating radiator

Living Room

17'6" x 10'10" (5.35 x 3.32)

A dual aspect room, with front facing window and French windows to the rear garden, and laminate flooring together with a central heating radiator.

Kitchen/Diner

17'5" x 14'9" max (5.31 x 4.52 max)

Divided into two areas, with the kitchen section having a front facing window and also having a good range of modern units, which include base cupboards and drawers, wall cupboards, inset single drain and sink, fitted under oven, ceramic hob, and extractor fan. Also integrated appliances, including fridge freezer, dishwasher and washing machine. Laminate flooring. One range of units provides a divider between the kitchen and dining area which has matching laminate flooring, French windows to the rear garden and a central heating radiator

First Floor Landing

11'9" x 5'1" overall (3.60 x 1.55 overall)

With rear facing window, access point to the loft and central heating radiator.

Bedroom 1

14'4" x 10'0" max (4.39 x 3.07 max)

Good size front facing double bedroom, with two windows with ample natural light, central heating radiator and store off.

Bedroom 2

17'3" x 8'11" (5.28 x 2.72)

A further good sized double, which is a through room, having windows to each end, and a central heating radiator.

Bedroom 3

12'3" x 10'10" max (3.74 x 3.31 max)

The smallest bedroom, but still of good size, having two windows to the front and a central heating radiator.

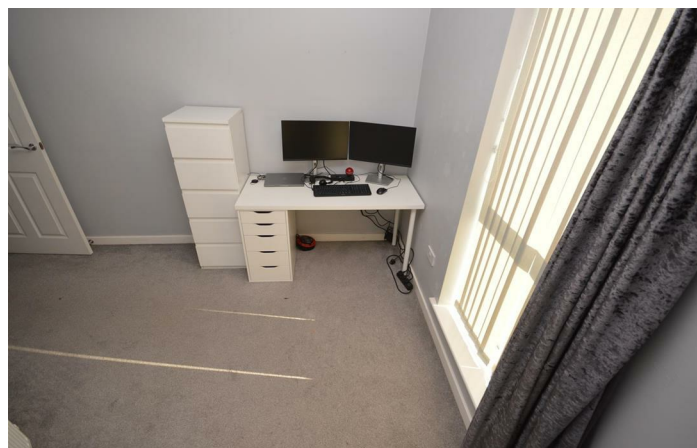
Bathroom

7'3" x 5'6" (2.22 x 1.70)

This well presented modern bathroom, has a three piece suite of panelled bath with plumbed in shower over, wash hand basin and low level WC. Tile surrounds, central heating radiator and rear facing window.

External

To the front of the property, there is a brick and wrought iron boundary, with footway access to the property, and enclosed area of garden. To the right hand side is a private parking area. The rear garden is designed for entertaining with useful bar/mancave a covered sitting area and artificial grass and paved areas. Being fully enclosed, it is ideal for someone with young children.



Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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