

HUNTERS[®]

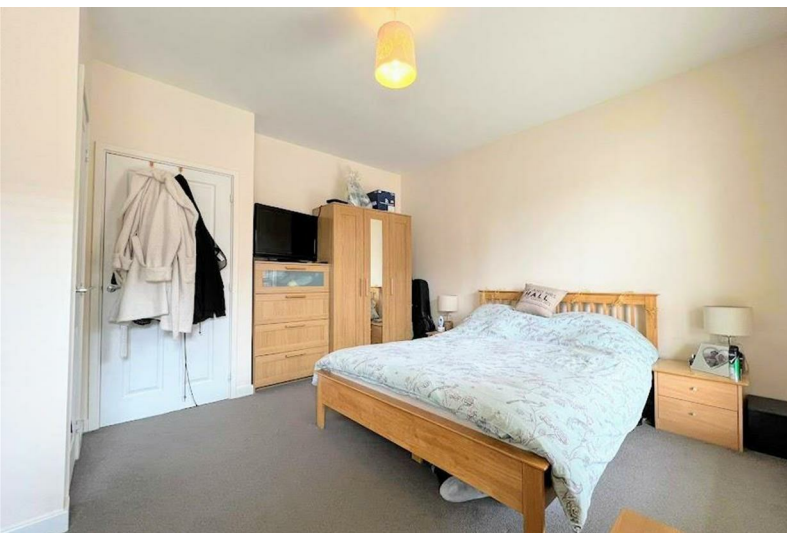
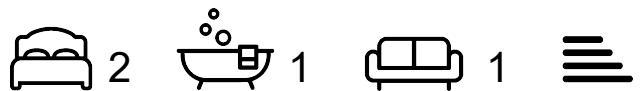
HERE TO GET *you* THERE



Kestrel Way

Pontefract, WF9 2FJ

Offers Over £150,000



3 Kestrel Way

Pontefract, WF9 2FJ

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Entrance Hall

Welcomed into the property via the composite door into the hall with laminate flooring, stairs rising to the first floor, a wall mounted radiator and access to rooms on the ground floor.

Downstairs WC

Offering a low flush WC, pedestal wash hand basin, wall mounted radiator and elevated PVCu double glazed window.

Kitchen Dining Room

11'3" x 15'0" (3.44 x 4.58)

The kitchen is fitted with a range of modern wall and base units featuring integral appliances that includes an electric oven, four ring gas hob with extractor fan over, fridge, freezer, dishwasher and an inset sink and drainer with mixer tap over. Also with laminate flooring, a wall mounted radiator and PVCu double glazed window to the front elevation.

Lounge

14'10" x 15'2" (4.51 x 4.62)

The lounge offers fitted carpets, a wall mounted radiator and PVCu double glazed French style patio doors leading to the rear garden.

Bedroom One

12'9" x 14'8" (3.88 x 4.47)

The first bedroom provides fitted carpets, a wall mounted radiator and two elevated PVCu double glazed windows.

Bedroom Two

7'10" x 15'9" (2.39 x 4.8)

The second bedroom offers fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

Bathroom

The house bathroom features a three piece suite comprising a low flush WC, pedestal wash hand basin and panel bath with shower over.



Road Map



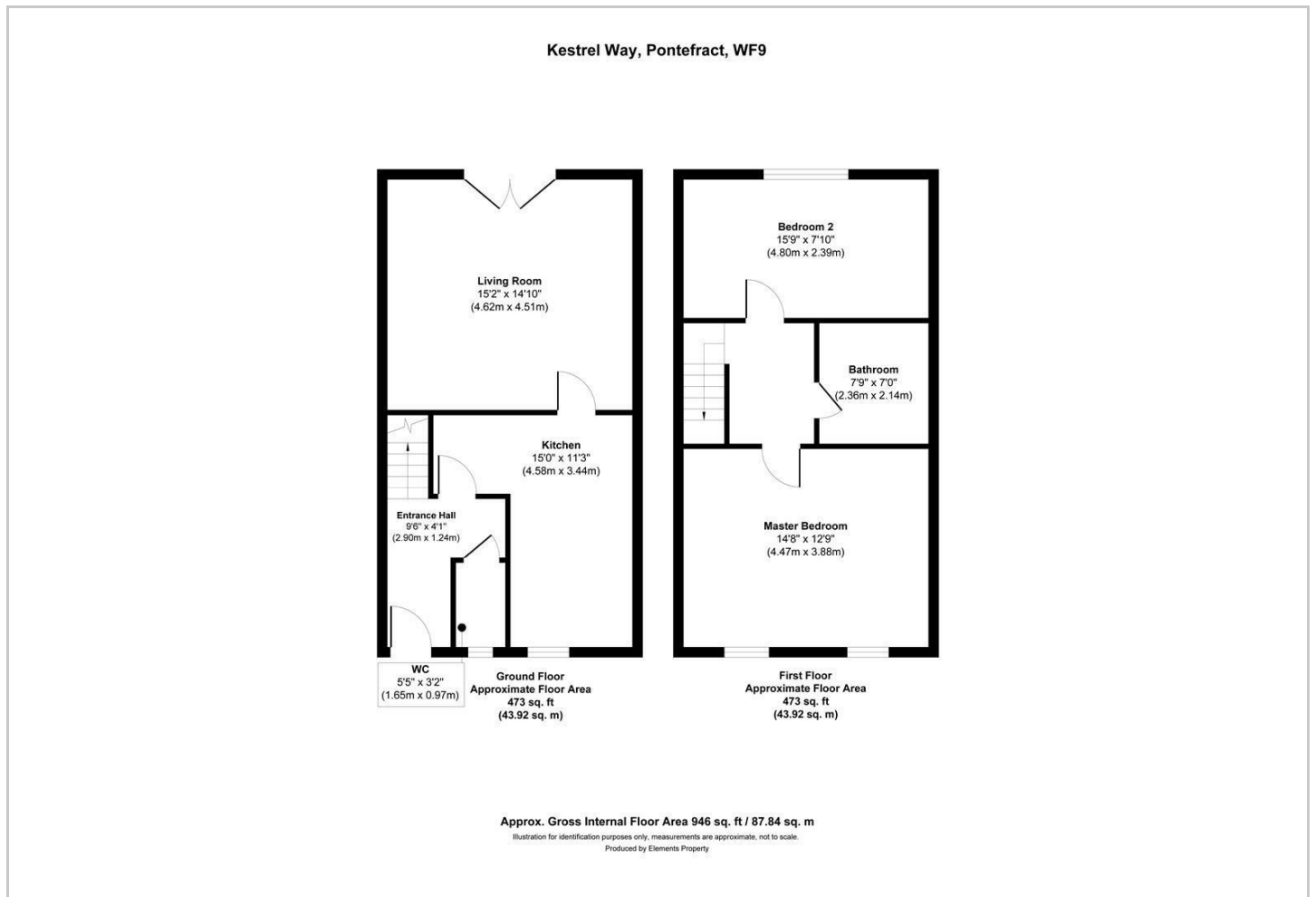
Hybrid Map



Terrain Map



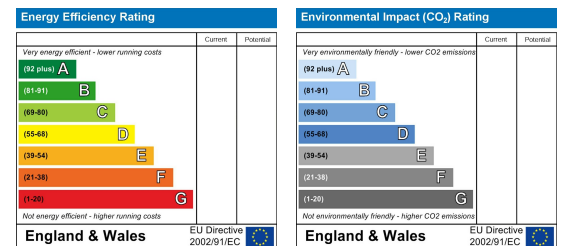
Floor Plan



Viewing

Please contact our Hunters Barnsley Office on 01226 447155 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.