



Springfield Crescent, Kirk Smeaton Pontefract WF8 3LE

welcome to

Springfield Crescent, Kirk Smeaton Pontefract

A two-bedroom semi-detached bungalow set in the semi-rural village of Kirk Smeaton, featuring a lounge, dining room, kitchen, utility room, conservatory, shower room, front garden with driveway, a double garage, and a generous rear garden with greenhouse.



Entrance Hall

Front entrance door, storage cupboards, loft access, electric heater and fitted cupboards.

Lounge

19' 11" x 11' (6.07m x 3.35m)

With windows to the front and rear, gas fire with wood surround and a tiled hearth.

Dining Room

10' 11" x 10' 1" (3.33m x 3.07m)

With double doors to the conservatory, electric heater and a window to the rear.

Kitchen

11' 10" x 9' 9" (3.61m x 2.97m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surface over, resin sink and drainer, space for fridge freezer, integrated electric oven, grill, electric hob and extractor fan, spot lights to the ceiling, laminate flooring, electric heater and a window to the rear.

Utility Room

8' x 7' 2" (2.44m x 2.18m)

With work tops, space for washing machine and tumble dryer, electric heater, laminate flooring and brick and UPVC build.

Conservatory

10' 6" x 14' 2" (3.20m x 4.32m)

UPVC build, double door to the rear and electric sockets.

Bedroom One

13' 6" x 9' 11" (4.11m x 3.02m)

With a window to the front, fitted wardrobes and electric heater.

Bedroom Two

6' 10" x 10' 7" (2.08m x 3.23m)

With a window to the side, fitted cupboards and an electric heater.

Shower Room

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle with electric shower, vinyl flooring, electric towel radiator, spot lights, extractor fan and a window to the side.

Front Garden

Low brick walls, lawned garden, rockery and a double driveway.

Rear Garden

Paved area, wooden shed, low wall, lawned area, shrubs, aggregate area with flower pots and view over open fields.

Detached Garage

Detached double garage, manual doors, window to the rear and a small green house.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Springfield Crescent, Kirk Smeaton Pontefract

- Two Bedroom Semi-Detached Bungalow
- Driveway and Double Detached Garage
- Kitchen and Utility Room
- Conservatory
- Extensive Countryside Views

Tenure: Freehold EPC Rating: F

Council Tax Band: C

£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119419 - 0005

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