



Stope Avenue, Kinsley PONTEFRACTWF9 5FP

welcome to

Stope Avenue, Kinsley PONTEFRACT

*** GUIDE PRICE £170000 - £180000*** Three-bedroom semi-detached home is ideal for first-time buyers. Featuring an entrance hall, lounge with garden access, kitchen diner, two double bedrooms, one single bedroom and a family bathroom. Off-street parking and an enclosed rear garden.



Situated in the popular village of Kinsley, this attractive three-bedroom semi-detached home offers well-proportioned accommodation throughout and is perfectly suited to first-time buyers, young families, or those looking to step onto the property ladder.

The ground floor welcomes you through an entrance hall leading to a comfortable lounge, with direct access to the rear garden, creating an ideal space for both relaxing and entertaining. The modern kitchen diner provides ample space for cooking, dining and everyday family life.

To the first floor, the property boasts two generous double bedrooms, a well-sized single bedroom, and a family bathroom serving all three bedrooms.

Externally, the property benefits from off-street parking to the front, while the enclosed rear garden offers a private outdoor space ideal for children, pets, or enjoying the warmer months.

Combining practical living space with a desirable location, this excellent home presents a fantastic opportunity for first-time buyers and early viewing is highly recommended.

Agents Note

Irregular Shaped Room x (x)

Lounge

14' 8" x 11' 8" (4.47m x 3.56m)

Kitchen

13' 5" x 11' 7" (4.09m x 3.53m)

Downstairs Wc

Landing

Bedroom One

14' 9" x 9' 9" (4.50m x 2.97m)

Bedroom Two

9' 8" x 8' 5" (2.95m x 2.57m)

Bedroom Three

6' 7" x 6' (2.01m x 1.83m)

Bathroom



view this property online williamhbrown.co.uk/Property/PON120125



welcome to Stope Avenue

- *** GUIDE PRICE £170000 - £180000***
- Three Bedroom Semi-Detached House
- Off Street Parking
- Enclosed Rear Garden
- Ideal for First Time Buyers

Tenure: Freehold EPC Rating: B
Council Tax Band: B

guide price
£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON120125



Property Ref:
PON120125 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk