

whitegates



Silverwood Way, Kinsley, WF9



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EPC

To be confirmed

Asking Price: £280,000

Freehold



Council Tax Band: D

******WELL PRESENTED FAMILY HOME LOCATED NEAR TRAIN STATION*****

- Four-bedroom detached family house
- Master bedroom with en-suite
- Separate kitchen with integrated appliances
- Living room with fireplace
- Dining area leading to conservatory
- Enclosed rear garden with patio
- Driveway parking and garage
- Good condition, move-in ready
- Close to Fitzwilliam rail station

Located close to train station with direct access to Leeds, Wakefield & Doncaster is this well presented four bedroom family home with a good sized enclosed rear garden. The accommodation briefly comprises: - entrance hall, cloakroom with WC, living room, dining room, breakfast kitchen, and conservatory. To the first floor, stairs and landing, four bedrooms, two of which have fitted wardrobes, ensuite shower room and house bathroom. Double width front driveway and integral garage.

Whitegates are delighted to bring this four-bedroom detached house in Kinsley to market for sale, presented in good condition and ready to move into.

The property is approached via a driveway leading to the garage, with a hallway entrance giving access to a downstairs W/C. Off the hall is a separate kitchen with side-door access, integrated appliances, ample cupboard space and neutral décor, with a large window providing good natural light. The main reception room features a gas fire with fireplace and opens into a defined dining area, which leads through to the conservatory and out to the rear garden.

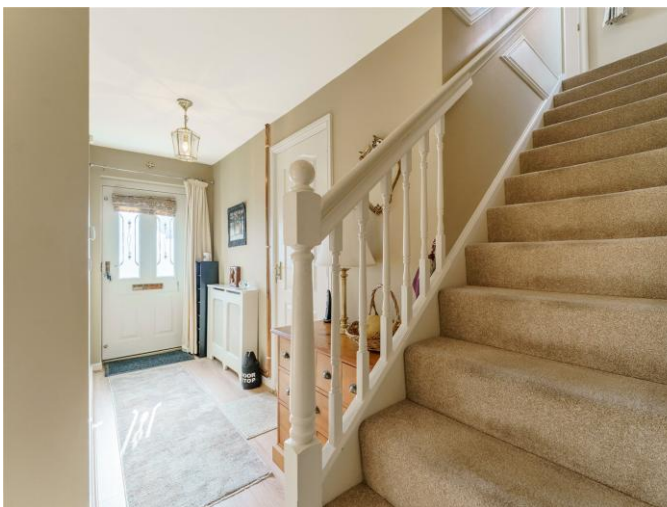


Upstairs, the master bedroom includes two sets of fitted wardrobes and an en-suite shower room with fully tiled three-piece suite and shower cubicle. There is a second double bedroom with fitted wardrobes, along with two further well-proportioned bedrooms that can also function as office spaces. A family bathroom offers a three-piece suite with shower bath and built-in storage cupboards.

To the rear is an enclosed garden with both patio and lawned areas plus a greenhouse, providing a practical outdoor space.

Kinsley offers local shops, primary schooling and everyday amenities, with further services, supermarkets and leisure facilities available in nearby Pontefract. Fitzwilliam Country Park and surrounding countryside are within easy reach for walking and outdoor recreation.

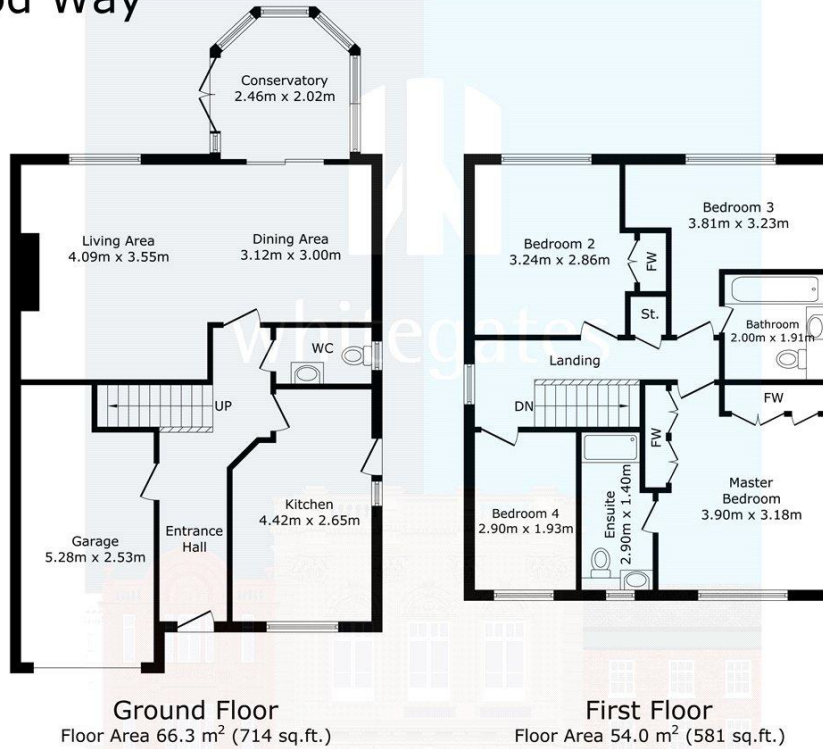
Fitzwilliam railway station is around a short drive away, providing services towards Leeds and Wakefield, with typical journey times to Leeds of around 25–30 minutes. Road connections via the A638 and A1(M) give access to Wakefield, Doncaster and the wider Yorkshire motorway network.







Silverwood Way



TOTAL: 120.3 m² (1295 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered www.Propertybox.io



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