



3 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
Offers Over £130,000



Church Drive  
South Kirkby  
Pontefract  
WF9 3QP

#### Living Room 8'10" x 13'0"

Carpeted throughout. Central heated radiator. UPVC window to the front exterior. Access to the dining room and stairs leading to the first floor.

#### Dining Room 8'8" x 13'3"

Feature fire. Patio doors leading to the rear garden. Carpeted throughout. Central heated radiator.

#### Kitchen 19'6" x 7'8"

Range of high and low level kitchen units. One and half bowl stainless steel sink with chrome tap. Space for fridge/freezer. Option to reconnect plumbing for washing machine. Space for oven. Integrated extractor hood. Access to pantry cupboard. Tiled flooring. Central heated radiator. Twin UPVC windows to the side elevation.

#### Landing 2'5" x 9'1"

Access to all three bedrooms and the house bathroom. Carpeted throughout.

#### Main Bedroom 10'6" x 13'3"

Built in storage cupboard. Carpeted throughout. Central heated radiator. UPVC window to the front of the property.

#### Bedroom Two 8'9" x 12'5"

Carpeted throughout. Central heated radiator. UPVC window to the rear.

#### Bedroom Three 7'9" x 8'6"

Carpeted throughout. Central heated radiator. UPVC window to the rear.

#### Bathroom 8'6" x 4'7"

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Panel bath with chrome taps and mains feed shower and shower screen. Floor to ceiling wall tiles. Wood effect flooring. Central heated radiator. UPVC frosted window to the front elevation.

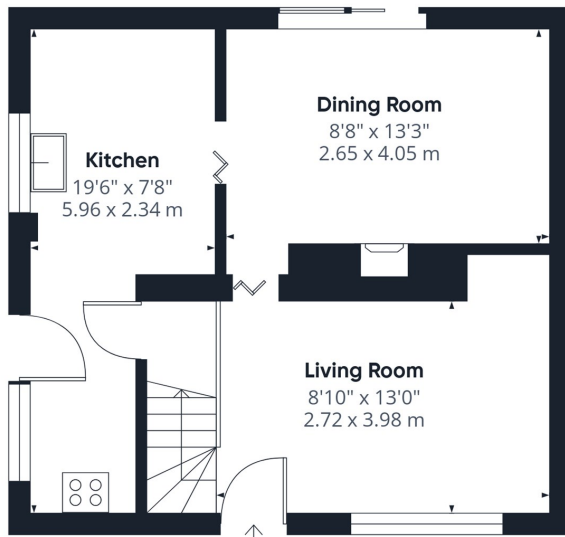
#### External

To the front of the house there is a paved driveway with a metal gate, providing secure off-road parking. There is a grass lawn to the side, bordered by fencing which adds privacy and defines the space neatly.

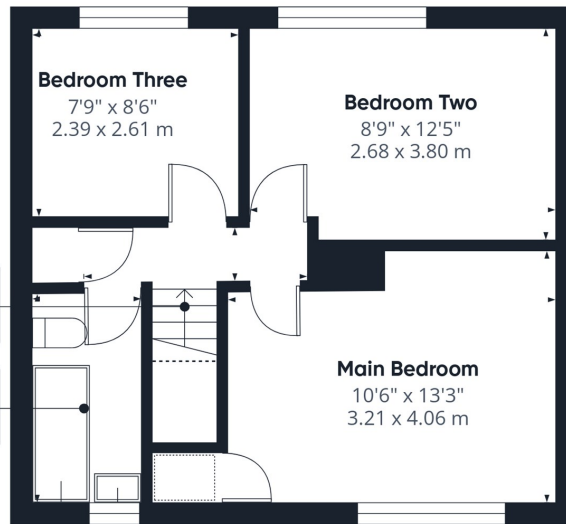
The rear garden is an impressive feature of the property, offering a generously sized lawn bordered by mature shrubs and trees for privacy. There is a paved pathway running down the centre and a patio area close to the house, ideal for outdoor seating and entertaining. The garden feels private and spacious, with plenty of room for gardening, play, or relaxation.







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

772 ft<sup>2</sup>  
71.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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