

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Top House Court

Kirk Smeaton, Pontefract, WF8 3LA

Offers Over £500,000



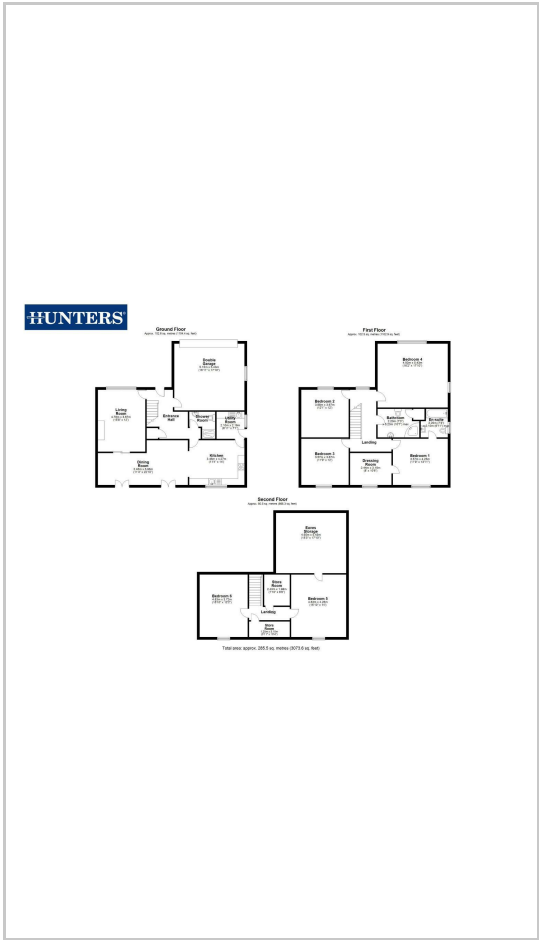
HUNTERS is thrilled to present this wonderful property in the highly desirable village of Kirk Smeaton. Ideal for both families and commuters, this home benefits from access to exceptional local schools with good OFSTED ratings, scenic walking trails, and nature reserves, all enhanced by excellent transport links. Although the property requires some TLC, it offers incredible potential to be transformed into a beautiful, modern home offered with no onward chain!



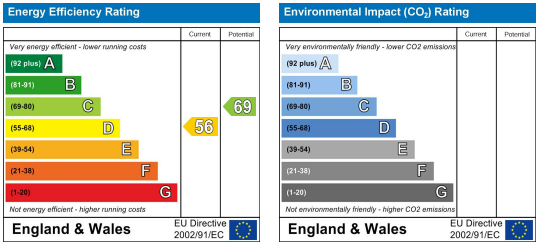
Area Map



Floor Plans



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.