

## 1 Faith Street, South Kirkby, Pontefract, West Yorkshire, WF9 3AL

Kestrel Estates introduces this stunning 4 bedroom detached property boasting views of the serene local pond and its wildlife. Perfectly suited for families, the residence is strategically situated in close proximity to convenient local amenities and reputable schools.

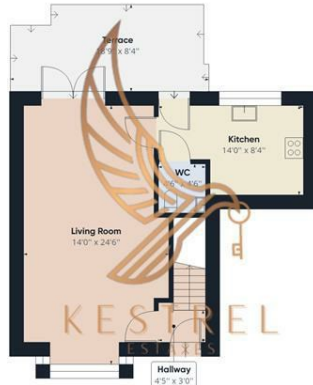
Upon entering the property's ground floor, you will be greeted by a welcoming hallway leading to an expansive open-plan living and dining area that seamlessly extends to the outdoor garden through elegant patio doors. Additionally, the ground floor features a well-appointed kitchen and a convenient W/C for added convenience.

Ascend to the upper level, where you will find the double master bedroom complete with its own en suite, along with three additional bedrooms and a house bathroom.

For a more in-depth understanding of the property, we invite you to explore the video tour and floor plans. Take this opportunity to secure your viewing now.

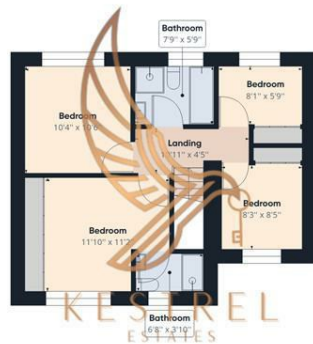
- 4 Bed Detached Home
- Views overlooking a stunning pond and wildlife
- Open plan living/dining
- Close to local transport links
- Close to local amenities and schools
- Driveway providing off street parking

**£270,000**



Floor 0

Approximate total area<sup>(1)</sup>  
980.23 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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