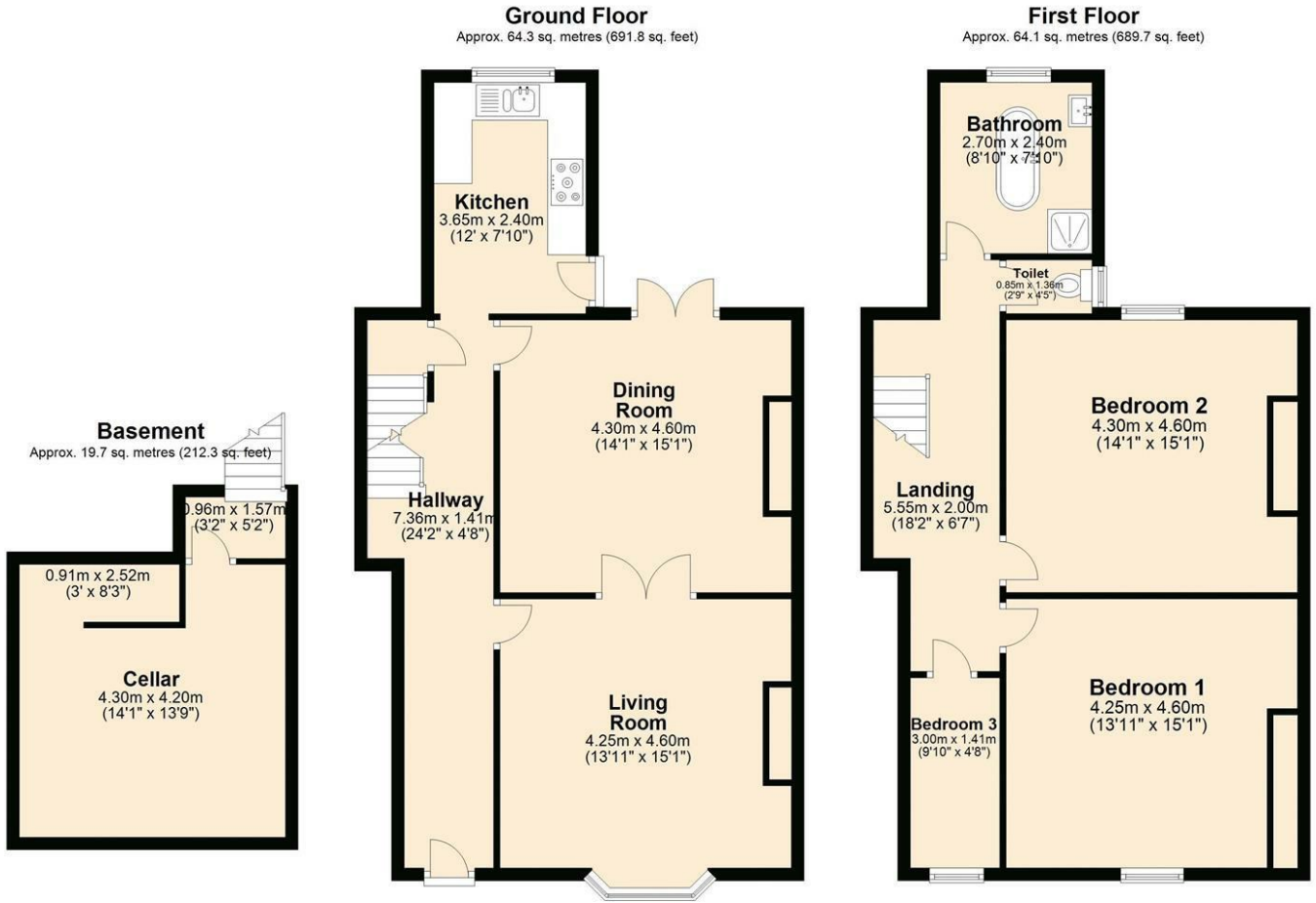


## 33A Mill Lane, South Kirkby, Pontefract, West Yorkshire, WF9 3HH

Kestrel Estates is proud to present this beautifully presented 3 bedroom semi-detached home. Close to shops, schools and amenities. The property briefly comprises: lounge, kitchen, diner with bar area, three bedrooms and bathroom. Outside the property there is a rear garden and a driveway providing off street parking. To find out more check out the video and floor plans. \*Book your viewing now to avoid disappointment\* Services Gas Central Heating, Mains Electric, Mains Gas, Mains Sewerage. Viewings Strictly by appointment with the sole agents. Valuation /Market Appraisal Thinking of selling or struggling to sell your house? Kestrel Estates are the leaders in marketing in the Barnsley and Pontefract Area contact us for a free no obligation valuation. We are currently one of the fastest selling agents in the area and achieving 105% of asking price. Book your free valuation now! or contact the office to find out more. Mortgages We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our South Kirkby office. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on.

- 3 Bedrooms
- Spacious dining room with bar
- Enclosed garden
- Close to amenities

**£180,000**



Total area: approx. 148.1 sq. metres (1593.8 sq. feet)

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>		
(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	