



3 Holmsley Mount, South Kirkby, Pontefract, WF9 3HY

Hitting the market is this well maintained 4 bedroomed home with an amazing garden and off road parking.

An internal inspection is a must to really appreciate the space which is on offer.

Downstairs you will find a spacious hallway leading to the lounge and through to the kitchen. There is also a downstairs bathroom and utility room.

Upstairs you will find 4 bedrooms, master with an expanse of fitted wardrobes.

Outside there is off road parking for at least 2 vehicles and a generous garden to rear, perfect for families.

Situated on a quiet cul-de-sac but close to local amenities, this home has it all.

£175,000

- 4 Bed Semi-Detached
- Spacious Home
- Separate Utility Room
- Situated In A Quiet Cul-De-Sac
- Great Location
- Spacious Lawned Garden
- Driveway Providing Off Street Parking
- Close to local shops and other amenities
- Close to Local Schools
- Perfect for Families or First Time Buyers



Floor 0

Approximate total area⁽¹⁾
444.61 ft²

(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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	