



## 86 Barnsley Road, South Kirkby, Pontefract, WF9 3QE

We are delighted to offer for sale this stunning period property. Built using local sandstone, it has been tastefully extended over the years.

Situated on an excellent sized plot with a stable that has been converted to a 1 bed annexe with kitchen, shower room, mezzanine and a fabulous outbuilding, perfect for storage.

On the ground floor you will find the entrance hall with original feature beams, tiled flooring and central heating radiators.

The sitting room/study site to the right of the hallway and the dining room and kitchen are to the left and all have the beautiful oak beams. The main living room is up a short flight of steps and has large windows to 3 sides overlooking the beautiful and mature gardens and allowing plenty of natural light in.

Upstairs there are 4 bedrooms, a Jack and Jill bathroom with a bath, toilet and basin, between 2 of the bedrooms and a spacious house bathroom with shower, bath, basin and toilet.

- 4 Bed Character Property
- Annexe with Bedroom, Lounge, Kitchen, Shower Room
- Spacious Period Property
- Oak Beams and Original Features
- 4 Bedroom, Master Bathroom & Jack and Jill Bathroom
- Fantastic Outside Space
- Mature Gardens & Outbuildings
- Fantastic Local Amenities
- Great Commuer Links
- NO CHAIN

£350,000



