



## 31B White Apron Street, South Kirkby, Pontefract, WF9 3LD

This absolutely beautiful 300 year old character home really must be viewed to appreciate the care and detail to attention that has been taken to achieve the internal décor, which is to an extremely high standard.

From the spacious fitted kitchen so the generous bedrooms this home has it all.

As you enter the property through the hallway, the high ceilings give an impression of grandeur. The cosy lounge with feature fireplace sits to the right of the hallway with a feature fireplace.

The light and airy kitchen/diner sits at the rear of the property with double doors leading onto the raised garden area, allowing you to catch those summer rays. To the rear of the property there is parking access too.

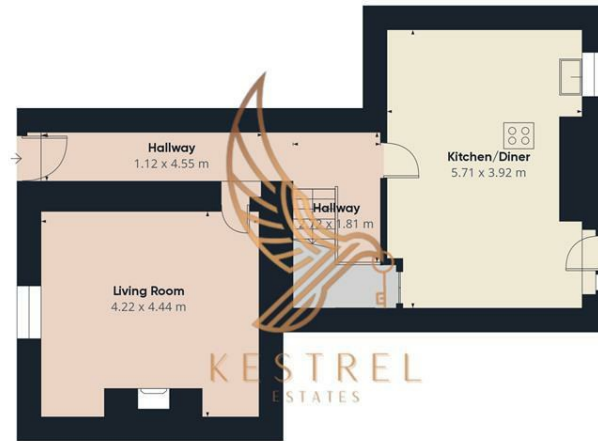
The kitchen benefits from ample units and worktop space as well as integrated appliances, the perfect space for family time and entertaining.

Upstairs there are 3 generous sized, well presented bedrooms, the gorgeous high ceilings continue upstairs. The house bathroom is beautifully presented with WC, basin and bath.

You really need to view this home to truly appreciate the space on offer as the external is extremely deceptive.

**£230,000**

- Stunning 3 Bed Inner Character Property
- Deceptively Spacious
- Cosy Lounge
- Open Plan Kitchen/Diner
- 3 Spacious Bedrooms
- Beautifully Decorated Throughout
- Parking to the Rear
- Perfect for First time buyers, families and professionals
- Great Location & Commuter Links



Floor 0



Floor 1



Approximate total area<sup>®</sup>  
96.69 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that, calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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