



## 12 Vicarage Close, South Kirkby, Pontefract, WF9 3BP

Charming 3 Bedroom Detached Home — Lovely Development, South Kirkby

Set on an enviable plot within a sought-after development in South Kirkby, this spacious three-bedroom detached home offers comfort, character, and excellent potential. Complete with a garage, off-street parking, and a beautiful rear garden, this property is ideal for first-time buyers and families alike.

The property briefly comprises a welcoming reception hallway, a bright and airy lounge, and an extended kitchen with dining area — creating the perfect space for everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms and a house bathroom, all designed with space and practicality in mind.

Outside, the home enjoys a glorious garden to the rear, ideal for relaxing or spending time with family, as well as ample off-road parking and a garage for additional storage or workspace.

Situated in a lovely residential development close to local schools, amenities, and transport links, this charming home combines convenience, space, and great potential.

A must-see property to fully appreciate the size, setting, and opportunity on offer — early viewing is highly recommended.

**£210,000**

- 3 Bed Detached Home
- Perfect for First Time Buyers & Families
- Spacious Lounge
- Excellent Kitchen/Dining Room
- 3 Generous Bedrooms
- Beautiful Garden
- Garage & Off Road Parking
- Great Location
- Must See



Floor 0



Floor 1



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

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

