



9 Northfield Court, South Kirkby

Offers Over £280,000

- Contemporary Living
- Lounge
- Beautifully Landscaped Gardens
- Open Plan Kitchen/Diner
- Garden Room/Family Room
- EV Charging Point
- Luxury Kitchen Specification
- Single Garage
- Ground Floor WC

A fine example of a contemporary detached family home, showcasing open plan living accommodation with a tremendous landscaped rear garden.

The present owners have enhanced the property over the years both internally and externally, which delivers deceptively spacious internal accommodation with ample parking to the front, and single garage.

The property's extensive accommodation on the ground floor is particularly admirable and has been extended to the front and rear elevations to create 720 square foot of living space.

An internal wall was removed between the former dining room and kitchen, which now is a generous open plan kitchen living area, perfect for those with families and who enjoy hosting and entertaining.

The kitchen itself comprises a contemporary design, enjoying slimline concrete effect work surfaces contrasting against a comprehensive range of black gloss units. A breakfast bar divides the dining area and kitchen, with a full height range of units and built in appliances to the left. To the right of the units is a ceramic hob with extractor hood over, ceramic sink unit and drainer with matching work surfaces continuing half way up the wall acting as a splash back. French doors lead out to the rear garden and beyond.

The formal lounge, with elegant decor and floor coverings, provides ample space for appropriate lounge furniture. A wood burning stove is positioned upon a raised hearth, next to a built in furniture unit for electrics and TV stand. An abundance of natural light passes through from the family room adjoining the rear elevation.

The garden room provides the perfect extension of living space to the ground floor and connects well with the landscaped rear garden and outdoor seating areas.

The ground floor accommodation is completed by a cloakroom/wc, under stairs cupboard and internal access into the integral garage.

To the first floor, the property is further enhanced by four double bedrooms, all benefiting from a double glazed window and central heating radiator. The principal bedroom is located to the front of the property and is complemented by a beautiful en suite comprising a vanity hand wash basin, low flush and built in shower.

The internal accommodation is completed by a stunning house bathroom, enjoying full height light grey tiling to all four walls, contrasting detailed vinyl flooring with a gloss vanity hand wash basin and low flush wc. There is an inset white bath with half glass screen and shower attachment over. Furthermore, there is a frosted double glazed window and heated towel rail.

Externally, the property is positioned within a select cul-de-sac made up of similar detached homes in what is regarded as a very popular residential area. To the front there is a block paved driveway which can provide off street parking for three motor vehicles and direct access into the garage by a manual up and over door.

The rear garden of the property is undoubtedly one of the main selling features, having recently been re-designed and landscaped to maximise the space and include outdoor seating areas. The garden is split level, with artificial grass on the upper level, second patio area and outbuilding. The garden is private and is enclosed to all three sides by fenced boundaries. EV charging point to the front.

The property represents the perfect opportunity to acquire this deceptively spacious four bedroom family home, with good sized outdoor space and contemporary living inside. All viewings are strongly advised and strictly by appointment only.

EER- 68 (D)

Tenure - Freehold

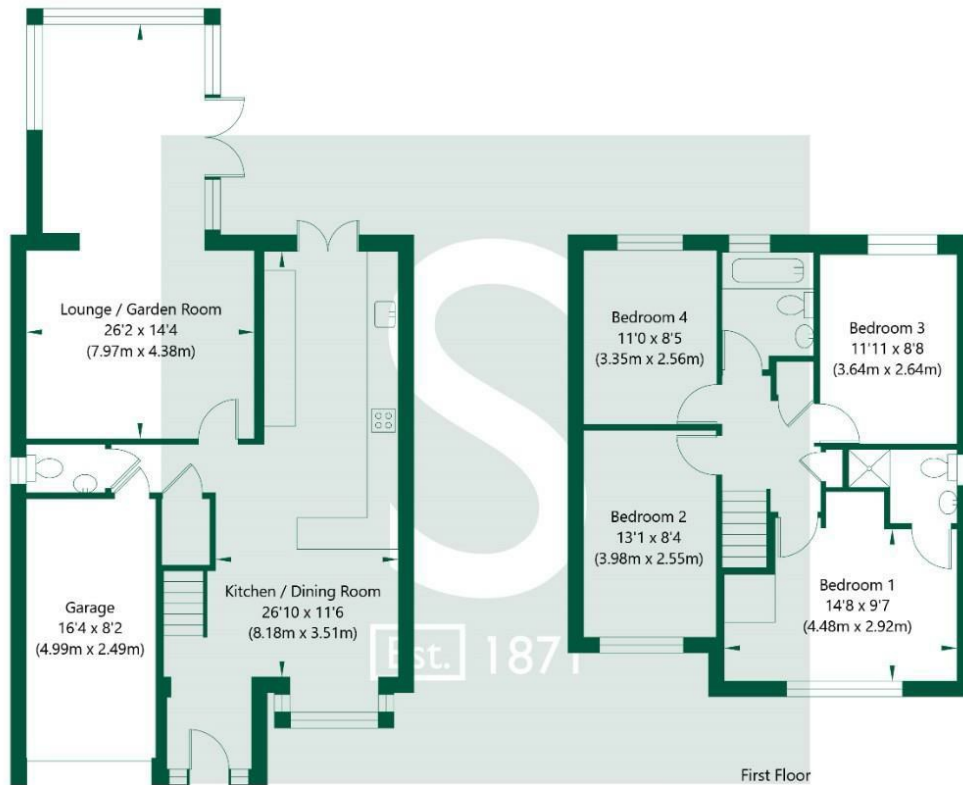
Council Tax - Wakefield - Band D

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





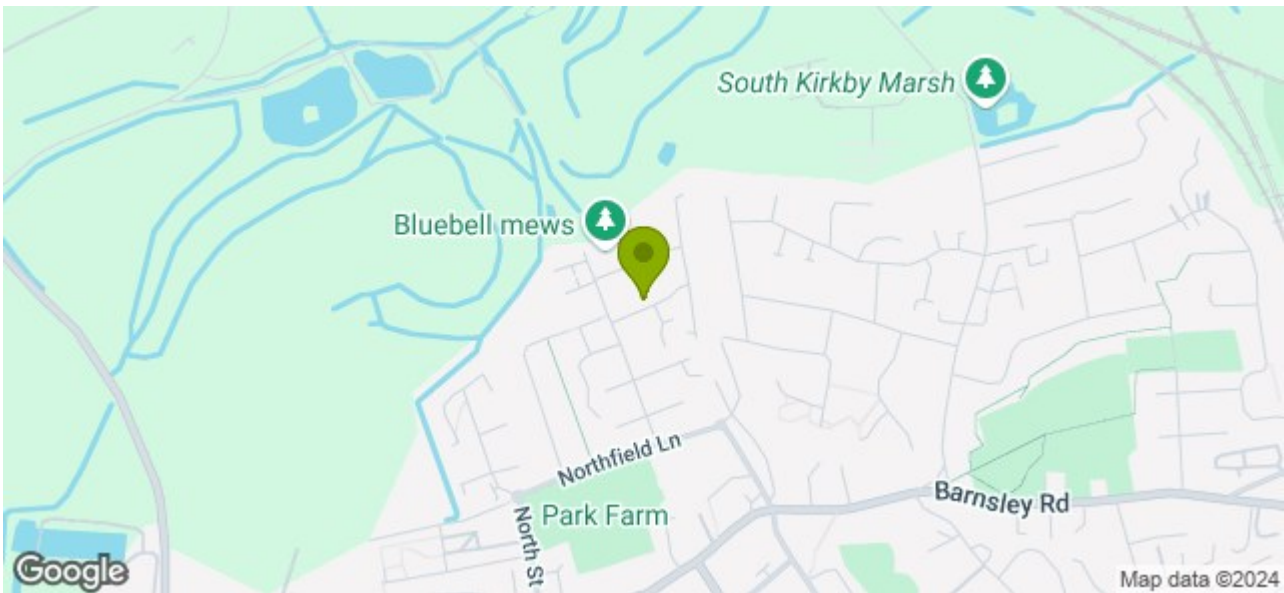
Northfield Court, South Kirkby, Pontefract, WF9 3TE



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 720 SQ FT / 66.9 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 612 SQ FT / 56.89 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1332 SQ FT / 123.79 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

