



Grove Drive, South Kirkby PONTEFRAC T WF9 3PU

Welcome to

Grove Drive, South Kirkby PONTEFRACT

Spacious Three-Bedroom Semi-Detached Home – South Kirkby. Positioned on a generous corner plot, this charming home features a living room, conservatory, kitchen, integral garage, family bathroom, driveway, and extensive gardens to the side and rear. A fantastic opportunity!



Entrance Porch

With a UPVC double glazed front entrance door, vinyl floor covering and a door to the rear.

Lounge

13' 2" x 18' 8" (4.01m x 5.69m)

With a UPVC double glazed window and door to the front aspect, fire surround with electric fire and French doors to the rear aspect.

Kitchen

18' 9" x 10' 7" (5.71m x 3.23m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, space for range cooker, stainless steel sink and drainer, space for free standing fridge freezer, tiled door, tiling to splash back, integrated dishwasher, UPVC door to the side aspect and a UPVC double glazed window to the front aspect.

Conservatory

13' 1" x 9' 7" (3.99m x 2.92m)

UPVC construction with single door leading into the garden and laminate flooring.

Landing

With a UPVC double glazed window to the front aspect and access to the loft.

Bedroom One

11' 3" x 12' 10" (3.43m x 3.91m)

With a UPVC double glazed window to the rear aspect, fitted mirrored wardrobe and a gas central heating radiator.

Bedroom Two

10' 9" x 12' 9" (3.28m x 3.89m)

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Bedroom Three

8' 2" x 8' 3" (2.49m x 2.51m)

With a UPVC double glazed window to the front aspect, laminate flooring and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, P shaped bath with shower attached and curtain, vinyl flooring, tiled walls, chrome heated towel rail, tiled walls and a UPVC double glazed window to the rear aspect.

Rear Garden

A large lawned garden.

Garage

23' x 12' 8" (7.01m x 3.86m)

With an electric door and UPVC double glazed window to the rear aspect.



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Welcome to

Grove Drive, South Kirkby PONTEFRAC

- Three Bedroom Semi-Detached Home
- Conservatory
- Double Driveway & Garage
- Corner Plot Position

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118325 - 0002

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