



3 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
Offers Over £130,000



Church Drive  
South Kirkby  
Pontefract  
WF9 3QP

**\*\*CHECK OUT MY REAR GARDEN\*\***

This delightful semi-detached house on Church Drive offers a perfect blend of comfort and convenience. The property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The home features three well-proportioned bedrooms, providing ample space for families or those seeking a home office.

To the ground floor there is a kitchen, dining room and living room. To the first floor there are all three bedrooms and the house bathroom.

Externally, the property is approached via a gated driveway providing off-street parking, bordered by timber fencing for privacy. The frontage features a well-maintained paved driveway leading to the side of the house, with a neat lawned garden area. The secure gated access and enclosed frontage offer both privacy and practicality. To the rear, the property boasts a generous and enclosed garden, ideal for families and outdoor entertaining. A paved patio area provides an excellent space for seating and dining, leading onto a well-kept lawn bordered by mature shrubs and hedging, offering a high degree of privacy. A detached outbuilding/shed provides useful storage, while the overall layout offers ample space for gardening, recreation, or further landscaping.

With its appealing layout and generous living space, this property presents an excellent opportunity for anyone looking to settle in a friendly community. The surrounding area is known for its local amenities, schools, and parks, making it an ideal choice for families and professionals alike.

(Please note, all furniture can be left according to the buyers preference)

Living Room  
8'10" x 13'0"

Carpeted throughout. Central heated radiator. UPVC window to the front exterior. Access to the dining room and stairs leading to the first floor.

Dining Room  
8'8" x 13'3"

Feature fire. Patio doors leading to the rear garden. Carpeted throughout. Central heated radiator.

Kitchen  
19'6" x 7'8"

Range of high and low level kitchen units. One and half bowl stainless steel sink with chrome tap. Space for fridge/freezer. Option to reconnect plumbing for washing machine. Space for oven. Integrated extractor hood. Access to

pantry cupboard. Tiled flooring. Central heated radiator. Twin UPVC windows to the side elevation.

Landing  
2'5" x 9'1"

Access to all three bedrooms and the house bathroom. Carpeted throughout.

Main Bedroom  
10'6" x 13'3"

Built in storage cupboard. Carpeted throughout. Central heated radiator. UPVC window to the front of the property.

Bedroom Two  
8'9" x 12'5"

Carpeted throughout. Central heated radiator. UPVC window to the rear.

Bedroom Three  
7'9" x 8'6"

Carpeted throughout. Central heated radiator. UPVC window to the rear.

Bathroom  
8'6" x 4'7"

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Panel bath with chrome taps and mains feed shower and shower screen. Floor to ceiling wall tiles. Wood effect flooring. Central heated radiator. UPVC frosted window to the front elevation.

External

To the front of the house there is a paved driveway with a metal gate, providing secure off-road parking. There is a grass lawn to the side, bordered by fencing which adds privacy and defines the space neatly.

The rear garden is an impressive feature of the property, offering a generously sized lawn bordered by mature shrubs and trees for privacy.

There is a paved pathway running down the centre and a patio area close to the house, ideal for outdoor seating and entertaining. The garden feels private and spacious, with plenty of room for gardening, play, or relaxation.





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#### Kitchen

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Range of high and low level kitchen units. One and half bowl stainless steel sink with chrome tap. Space for fridge/freezer. Option to reconnect plumbing for washing machine. Space for oven. Integrated extractor hood. Access to pantry cupboard. Tiled flooring. Central heated radiator. Twin UPVC windows to the side elevation.

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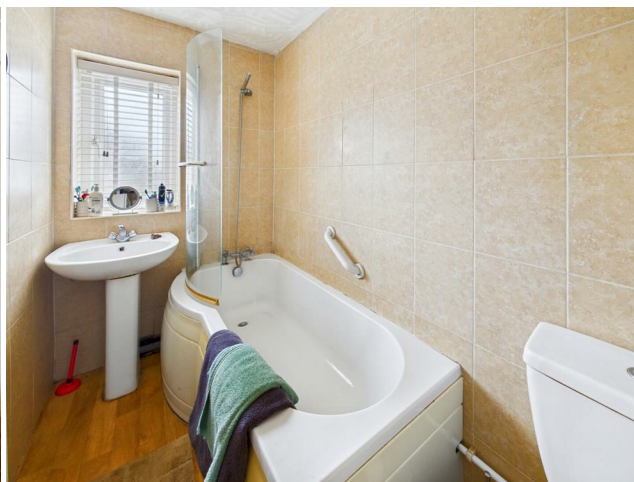
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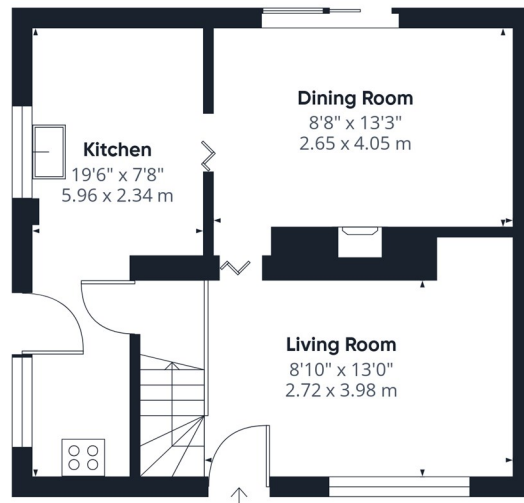
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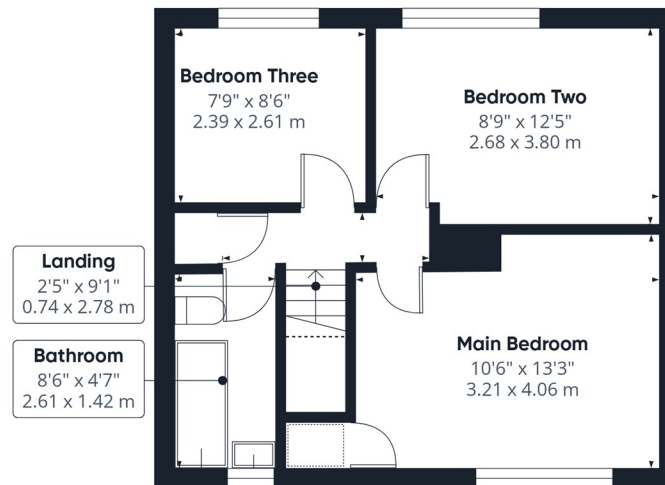
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Floor 0



Floor 1



Approximate total area<sup>n</sup>

772 ft<sup>2</sup>

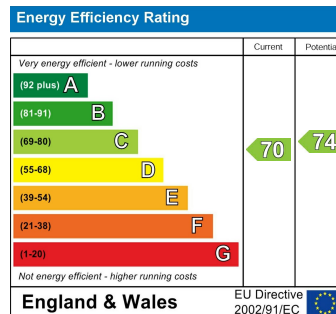
71.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360



## CONTACT

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