SNUGGLE LIVING.

PROPERTY DETAILS

20 Common Road, South Kirkby, Pontefract, West Yorkshire, WF9 3EE



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Asking Price - £140,000 Offers around

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Key Features

- 3-Bedroom, semi-detached home
- Family bathroom & WC
- Kitchen and utility area
- Two reception rooms
- UPVC windows
- Front and rear gardens
- For sale with no-onward chain
- Reliable transport links to surrounding towns and cities
- Dining room and lounge
- Great Investment opportunity
- EPC – D
- Council Tax Band - A

Floor Plan



TOTAL: 98 m2
GROUND FLOOR : 51 m2, FIRST FLOOR : 47 m2
EXCLUDED AREAS: LOW CEILING: 1 m2, OPEN TO BELOW: 1 m2, WALLS: 9 m2

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ROOM DIMENSIONS

Ground Floor
Kitchen – 2.54m x 3.69m
Utility Cupboard – 0.86m x 2.37m
WC- 0.82m x 1.50m
Living room – 3.04m x 3.66m
Dining room – 4.50m x 3.69m
Hallway – 2.12m (Max) x 3.65m

First Floor
Master bedroom – 4.50m x 3.68m
Bathroom – 1.68m x 2.97m
Bedroom 2 - 3.04m x 3.66m
Bedroom 3 – 2.97m x 3.08m
Landing - 2.12m x 2.98m

Room Dimensions Disclaimer
All room dimensions and floor plan measurements are approximate and provided for guidance only. Every care has been taken to ensure the accuracy of the information provided; however, prospective purchasers should not rely solely on these details. Buyers are advised to satisfy themselves as to the accuracy of all measurements and property information before proceeding with a purchase. Furniture layouts shown are for illustrative purposes only and may not be to scale.

Property Description

Offering space, potential and plenty of opportunity, this three-bedroom family home is ideal for families, first-time buyers or investors looking to put their own stamp on a property and unlock its full potential.

Situated in South Kirkby, this three-bedroom family home offers spacious and versatile accommodation, making it an ideal choice for families and first-time buyers alike.

The property welcomes you with a generous entrance hallway, the hallway features an open staircase with a useful understairs storage area. The hallway leads to a front-facing dining room, while the rear boasts a spacious living room with a fireplace and a large window that floods the room with natural light. The window faces the rear garden.

The kitchen is fitted with a range of practical units and leaves space for a freestanding cooker and fridge-freezer. A useful utility cupboard provides additional space for a washing machine. The area also benefits from a separate WC and side access leading to the rear garden.

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Property Description

On the first floor, the property continues to impress with a spacious landing, which provides access to three well-proportioned bedrooms and a family bathroom, completing the accommodation and offering practical space for the whole family.

This home offers a practical layout and plenty of potential for making your own mark. Presenting, a great opportunity for those looking to create a home of their own.

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Room dimensions are approximate and provided for guidance only. Floor plans, images and layouts are for illustrative purposes and may not be to scale. Any services, appliances or systems mentioned have not been tested, and purchasers should arrange their own checks and surveys where appropriate.
These details do not form part of any contract and should be verified by the purchaser's legal representative.

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Local area information

A bit about South Kirkby...

Leisure
The property is ideally situated for enjoying the local area, with Howell Wood nearby, offering opportunities for woodland walks and outdoor pursuits. South Kirkby also boasts a range of leisure facilities, including the cricket ground, bowling green, local pubs. For those seeking relaxation, Burntwood Court Hotel, Spa & Fitness provides an ideal retreat.

Dining
Whether you're looking for a relaxed meal, a coffee with friends or a quick takeaway, there is a good choice of places to eat within easy reach of South Kirkby. The area offers a selection of local pubs and places to eat, with further dining options available in nearby South Elmsall and the surrounding villages, providing a variety of choices for everything from a casual meal to a relaxed evening out.

Shopping
The property is conveniently positioned for local shopping in South Kirkby and nearby Hemsworth and South Elmsall, with a wider selection of shops, supermarkets and high-street retailers available in the surrounding towns. The location also offers good access to the larger shopping centres and amenities of Wakefield and Barnsley, providing plenty of choice for everyday essentials and leisure shopping.

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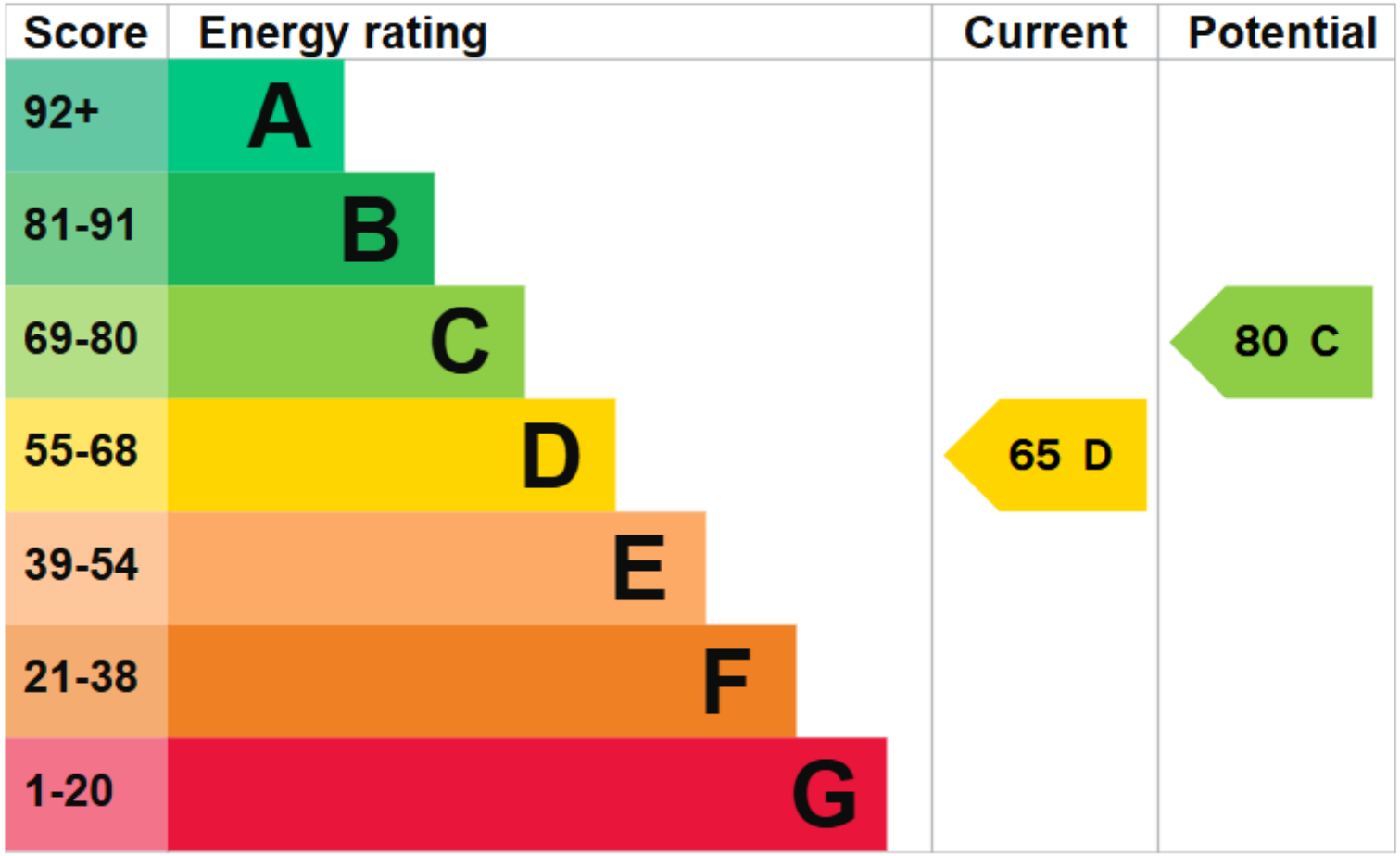
Local area information

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Education
The area is well served by a range of local educational facilities, with primary schools in South Kirkby all within walking distance and secondary schooling available nearby, including Minsthorpe Community College and Outwood Academy Hemsworth. Further education options are also available across the wider Wakefield and Barnsley areas.

Transport
South Kirkby benefits from local bus services connecting the village with the surrounding towns, of Hemsworth, South Elmsall, Brierley and Upton as well as towns further afield, such as Wakefield and Barnsley. Nearby railway stations at Moorthorpe, and South Elmsall provide further travel options. Convenient road links offer access to the wider motorway network, making the location well suited to commuters and those travelling across the region.

Energy Performance Certificate



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Energy Performance Certificate

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Property Gallery – A Closer Look























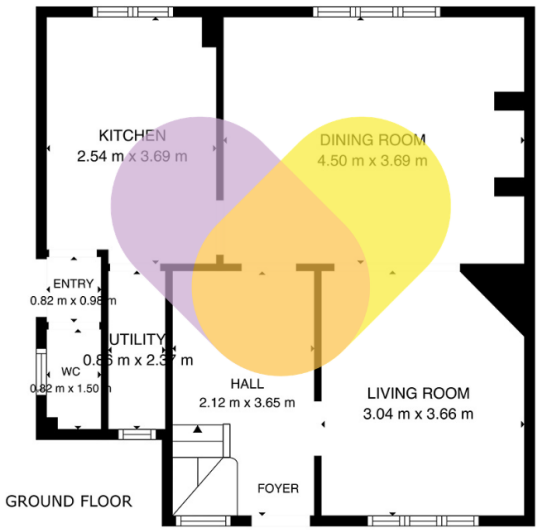














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ESTATE AGENTS

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