



3 Bed
House - Detached
located in
Pontefract

£200,000



enfields

Northfield Grange
South Kirkby
Pontefract
WF9 3TB



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This beautifully presented three bedroom detached home offers spacious and versatile accommodation, making it an ideal choice for families.

The property briefly comprises an inviting entrance hallway, a bright and comfortable living room, a modern kitchen diner, and a conservatory overlooking the garden. To the first floor are three well-proportioned bedrooms, including a master bedroom with en-suite shower room, along with a contemporary family bathroom.

Externally, the home benefits from a generous rear garden and a driveway providing ample off-street parking. Situated in a popular residential area, the property is conveniently located close to a wide range of local amenities including shops, schools, and excellent transport links.

South Kirkby offers a variety of everyday conveniences such as local supermarkets, a medical centre, post office, and the South Kirkby Library and Community Centre.

For commuters, transport links are excellent, with Moorthorpe railway station (Dearne Valley Line) and South Elmsall railway station (Wakefield Line) nearby. The area is also well served by major road networks including the A628, A638, and the A1(M).

Living Room

Access to kitchen diner. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front of the property.

Kitchen Diner

Range of high and low level kitchen units in shaker style. Integrated oven with extractor hood over. Option to re connect plumbing for washing machine. Sink with drainer and chrome mixer tap over. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear. UPVC French doors leading to the conservatory.

Conservatory

UPVC French doors leading to the rear of the property. Tiled effect flooring. UPVC double glazed windows looking out onto all aspects of the garden.

Bedroom One

Access to en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

En Suite

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Shower cubicle with mains feed shower. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear elevation.

Bedroom Two

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Bedroom Three

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Bathroom

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer taps. Panel bath with chrome mixer taps and mains feed shower with shower screen. UPVC double glazed frosted window to the side elevation.



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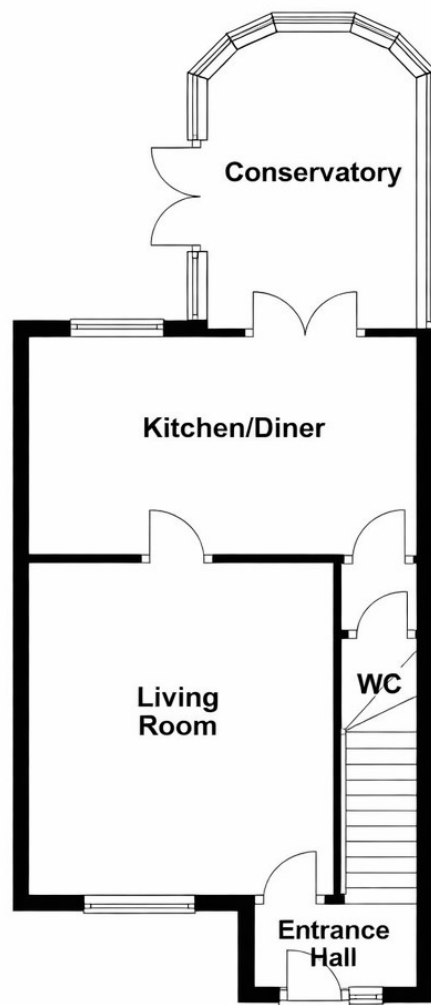
Bedroom Three

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

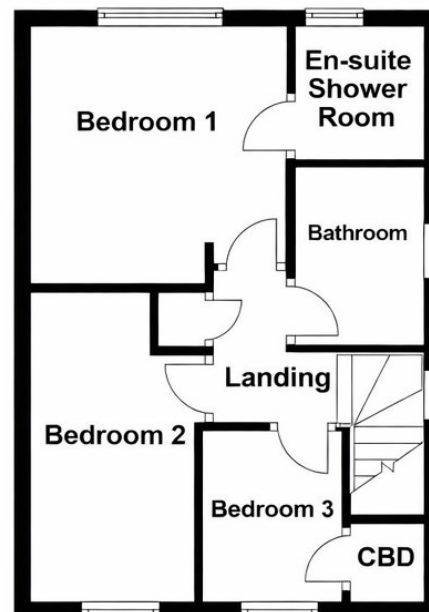
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Ground Floor



First Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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