



PRONTO

PROPERTY GROUP

Property Particulars



**130 Barnsley Road,
Pontefract, West Yorkshire**

**Offers In Excess
Of £145,000**

Situated in the heart of South Kirkby, this impressive three-bedroom semi-detached property offers spacious and versatile accommodation throughout, combining character, practicality and modern comforts. The property also presents an attractive opportunity for investors, with potential for a title split, subject to obtaining the necessary planning permissions, consents and approvals.

GROUND FLOOR

The ground floor welcomes you with a spacious reception room. A fitted kitchen is complemented by a separate dining room, perfect for family meals and social occasions. The ground floor also benefits from a double bedroom and a shower room, creating a flexible arrangement that could suit a variety of requirements.

FIRST FLOOR

To the first floor are two further well-proportioned double bedrooms, alongside a luxury bathroom finished to a high standard, providing a comfortable and relaxing space.

OUTSIDE

Externally, the property continues with a substantial rear garden, offering excellent outdoor space for families.

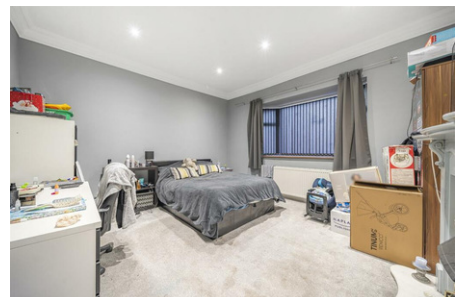
A detached garage with useful storage/loft accommodation above provides excellent additional space and practicality, while the driveway offers ample off-road parking.

INVESTMENT POTENTIAL

In addition to being an attractive family home, the property may also appeal to investors and developers due to its size, layout and potential. There may be an opportunity for a title split, subject to the necessary planning permission, legal requirements, consents and approvals being obtained. Buyers are advised to make their own enquiries with the relevant authorities and professional advisers regarding any proposed subdivision or future development.

Overall, this is a versatile property offering generous accommodation, excellent external space and potential for further enhancement or investment, subject to the necessary consents.

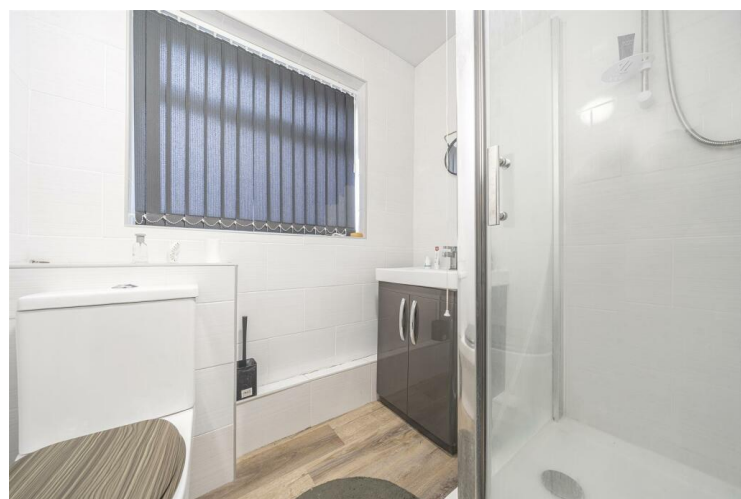
EPC RATING E
Council Tax Band A



- Council Tax Band A
- Chain free
- Potential development/title split



- Suitable for First time buyers & Investors
- Driveway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Barnsley Road, South Kirkby, Pontefract, WF9

Approximate Area = 1212 sq ft / 112.5 sq m
 Outbuilding = 84 sq ft / 7.8 sq m
 Total = 1296 sq ft / 120.3 sq m
 For identification only - Not to scale



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