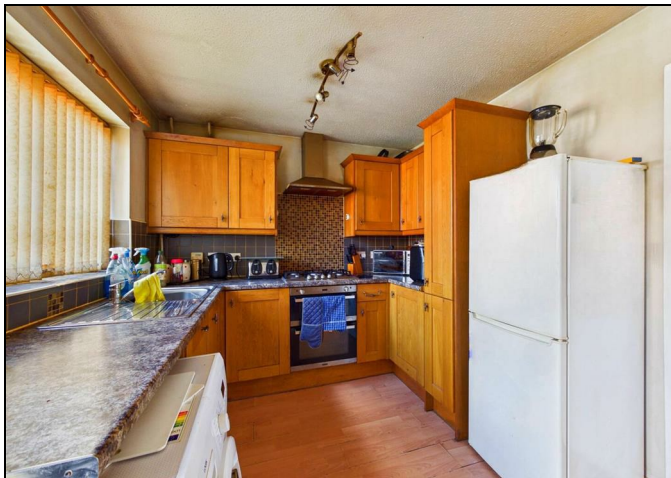


...Your proactive estate agent



**The Leys, South Kirkby, Pontefract, WF9 3UY**  
**Offers Over £160,000**





## Lead In

Tucked away within a modern and well-regarded cul-de-sac just off Stocking Gate, this three-bedroom semi-detached home offers an excellent opportunity for a range of buyers, including first-time purchasers, families, and investors alike.

The property benefits from a well-balanced layout, providing comfortable and practical living space throughout. With three good-sized bedrooms, there is ample room for growing families or those needing additional space for home working.

Externally, the home features both front and rear gardens, with the rear garden offering added versatility by doubling as off-street parking, accessed via secure double gates—an increasingly sought-after feature.

The location is particularly desirable, being within close proximity to local schools, shops, and everyday amenities, making it ideal for family living. In addition, there are excellent commuter links nearby, ensuring convenient access to surrounding towns and cities.

This attractive home is expected to appeal to a wide audience, and early viewing is highly recommended to fully appreciate the space, setting, and potential on offer. Call now to arrange your viewing.

## Hallway

**2.86 x 0.97 (9'5" x 3'2")**

Access to the downstairs WC, living room and the stairs leading to the first floor. Carpeted throughout.

## WC

**1.74 x 0.86 (5'9" x 2'10")**

WC with low level flush. Wash hand basin with chrome taps. Central heated radiator. UPVC double glazed frosted window to the front aspect.

## Living Room

**4.63 x 3.51 (15'2" x 11'6")**

Feature fire with hearth and surround. Access to storage cupboard. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.



## Kitchen Diner

**2.65 x 4.52 (8'8" x 14'10")**

Range of high and low level kitchen units. Integrated oven with five ring hob and extractor hood over as well a dishwasher. Option to reconnect plumbing for washing machine. Space for fridge freezer. Sink with drainer and chrome mixer tap over. UPVC double glazed patio doors leading to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.



## Hallway

Access to all three bedrooms and the shower room.

## Bedroom One

**2.97 x 3.47 (9'9" x 11'5")**

Access to storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevation.



## Bedroom Two

**2.18 x 2.63 (7'2" x 8'8")**

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



### Bedroom Three

**2.70 x 1.84 (8'10" x 6')**

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



### Shower Room

**2.15 x 1.69 (7'1" x 5'7")**

White suite comprising of shower cubicle with mains feed

shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Tiled effect flooring.. Chrome central heated towel rail. UPVC double glazed frosted window to the side aspect.

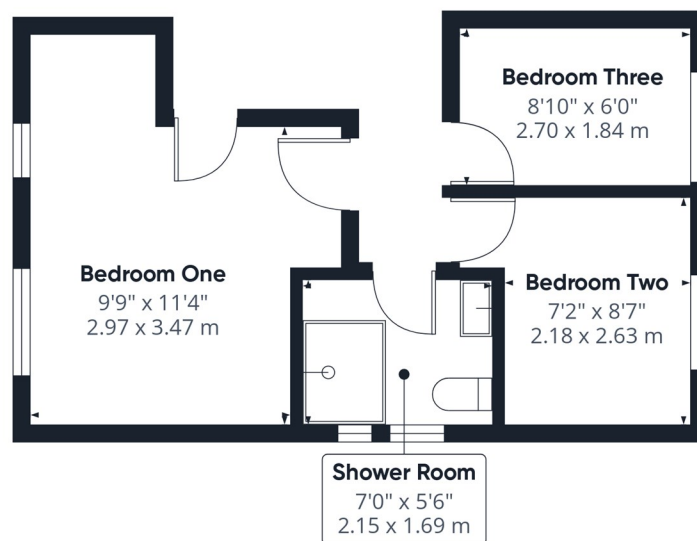


### External

There is a small rockery garden to the front of the property and a pathway to the front entrance. An enclosed rear garden is mainly laid to lawn with double gated access to the rear and space for off street parking.



Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
678 ft<sup>2</sup>  
63 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

**T** 01977 791133

**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)





Approximate total area<sup>(1)</sup>  
378 ft<sup>2</sup>  
35.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

T 01977 791133

W [www.parkrow.co.uk](http://www.parkrow.co.uk)

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)

