



18 Radford Park Avenue, South Kirkby, Pontefract, WF9 3DN

Beautiful 3-Bedroom Detached Family Home | Fantastic Garden | Ample Parking

Situated in a sought-after location, this spacious three-bedroom detached home offers the perfect blend of comfort, practicality and family living.

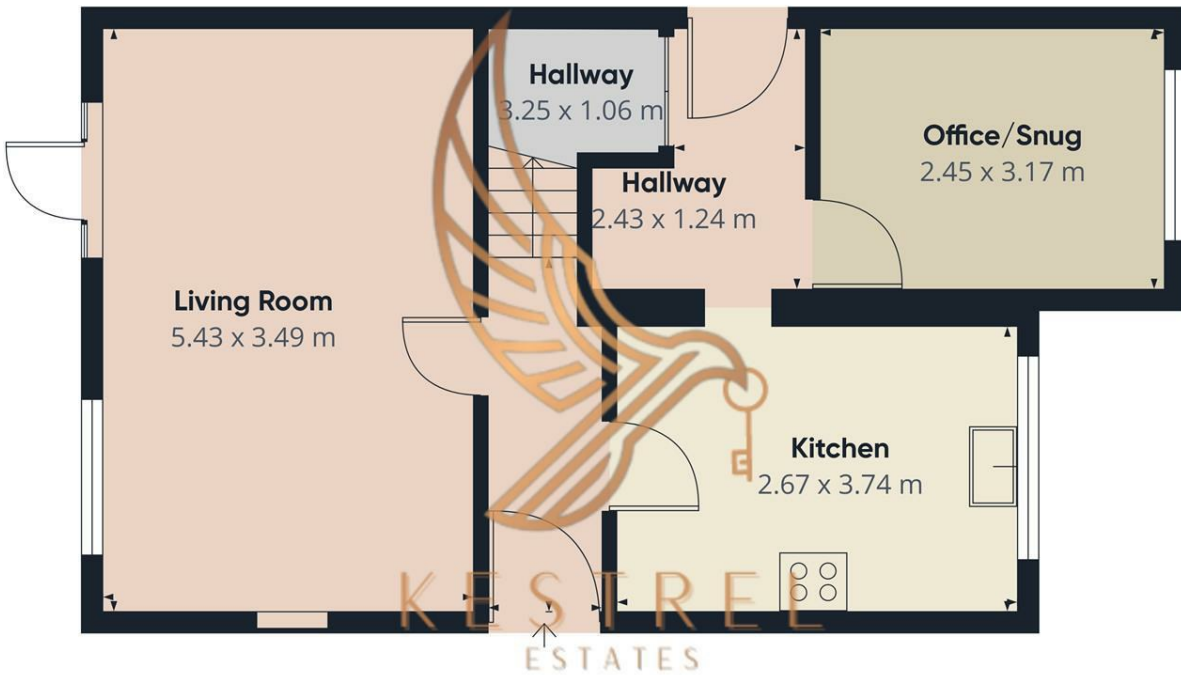
Externally, the property benefits from off-road parking for numerous vehicles, a car port, and a garage, providing excellent convenience for growing families or multiple-car households. To the rear, you'll find a glorious enclosed garden — ideal for entertaining, relaxing, or for children to enjoy.

Inside, the home offers generous and versatile living accommodation, including a spacious fitted kitchen, a flexible office/snug/playroom perfect for modern family life or home working, and a bright and welcoming lounge with dining area, creating a fantastic social space.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, making this an ideal home for families, first-time buyers, or those looking to upsize.

- Beautiful 3 Bed Detached Home
- Perfect for Families or First Time Buyers
- Lounge/Diner
- Kitchen with Integrated Appliances
- Office/Snug/Playroom/Dining Room
- 3 Excellent Sized Bedrooms
- Family Bathroom
- Popular Location
- Garage, Car Port and off Road Parking for Numerous Cars
- Must See!!

£250,000



Approximate total area⁽¹⁾
47 m²

(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.

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Floor 0 Building 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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	