

...Your proactive estate agent



**Northfield Grange, South Kirkby, WF9 3TB**  
**£200,000**



This immaculately presented three-bedroom detached property provides spacious and adaptable living accommodation, making it perfectly suited to family life.

The ground floor features a welcoming entrance hallway, a bright and comfortable lounge, a stylish kitchen diner ideal for entertaining, and a conservatory enjoying views over the rear garden. To the first floor are three generously sized bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Outside, the property boasts a substantial rear garden and a private driveway offering ample off-street parking. Located within a sought-after residential development, the home is well placed for a wide range of local amenities, including shops, reputable schools, and excellent transport connections.

South Kirkby provides an array of everyday facilities such as supermarkets, a medical centre, post office, and the South Kirkby Library and Community Centre.

For those commuting, the area benefits from strong transport links, with Moorthorpe railway station (Dearne Valley Line) and South Elmsall railway station (Wakefield Line) both within easy reach. Major road networks including the A628, A638, and A1(M) are also conveniently accessible.



## **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**

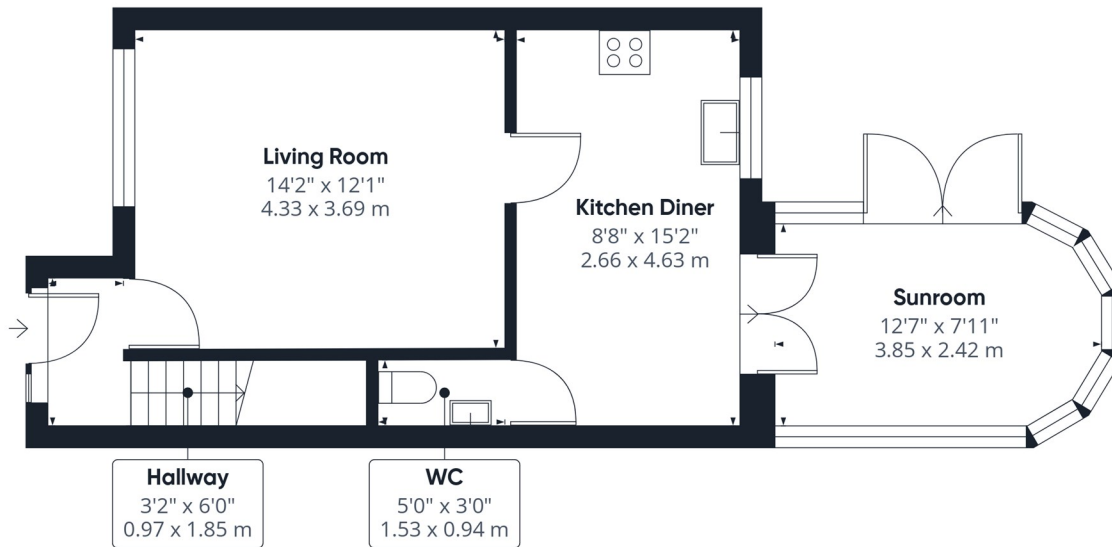
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

## **Bedroom Three**

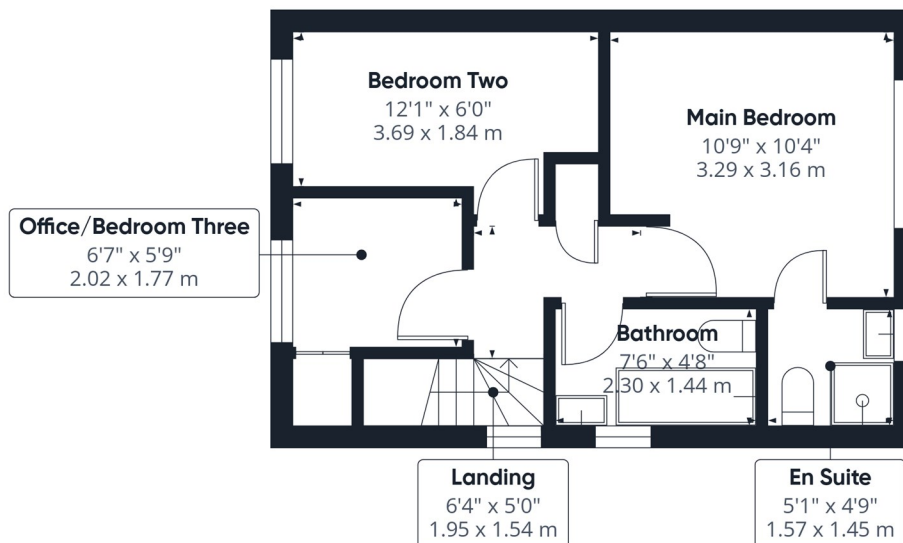
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

## **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.



Floor 0



Floor 1

Approximate total area<sup>m</sup>

794 ft<sup>2</sup>  
73.8 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.

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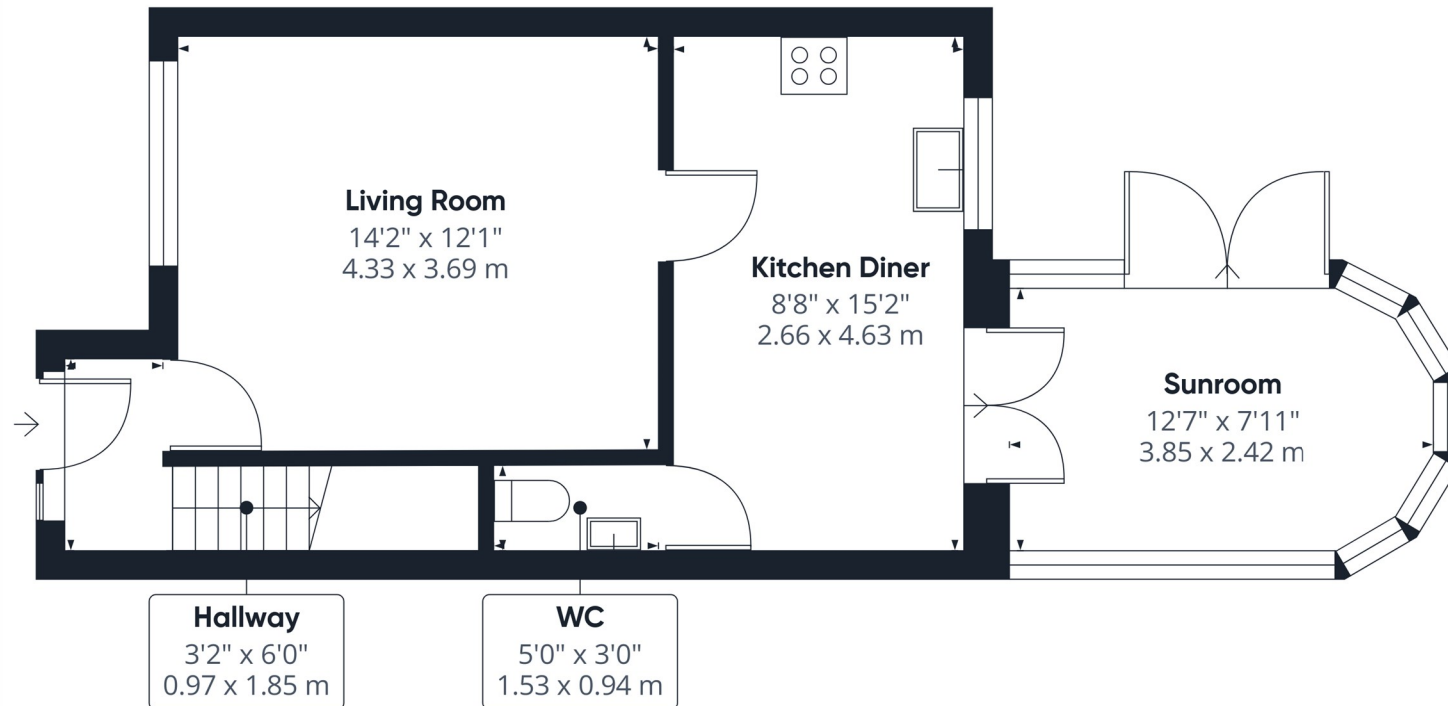
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Approximate total area<sup>(1)</sup>  
481 ft<sup>2</sup>  
44.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 0

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