



**Vicarage Close, South Kirkby, WF9**  
Pontefract

**£285,000**



**Bedrooms: 4**

**Bathrooms: 1**

**Receptions: 2**

**GUIDE PRICE - £285,000 to £300,000**

This contemporary home offers a well-balanced blend of modern style and everyday practicality. Set in South Kirkby, near Doncaster, the property is ideally positioned with local shops, restaurants, pubs and well-regarded schools all within comfortable walking distance, making it a great fit for families and professionals alike.

Inside, the layout flows naturally, with an open-plan living space that brings together the kitchen, dining and lounge areas – ideal for both relaxed evenings and entertaining. The kitchen is finished with sleek dark cabinetry, modern appliances and generous worktop space, complemented by a separate utility area that keeps day-to-day tasks neatly tucked away.

There are three bedrooms in total, including a spacious principal bedroom, alongside two well-appointed bathrooms finished in calming neutral tones with contemporary fittings and glass shower enclosures. A versatile loft space adds further flexibility, whether used as a home office, guest suite or additional storage.

Throughout the home, large windows allow plenty of natural light, while a neutral colour palette is lifted with subtle pops of colour in the décor. Soft carpeting in the bedrooms and living areas is balanced by practical hard flooring in busier zones, and thoughtful details such as built-in storage and modern radiators complete a home that feels both comfortable and considered.

