



10 Landsdown Avenue, South Kirkby, Pontefract, WF9 3EU

Extended 3 Bedroom Semi-Detached Home with Integral Garage

This well-presented and extended three-bedroom semi-detached property offers spacious and versatile living accommodation, ideal for growing families or first-time buyers alike.

The ground floor briefly comprises a welcoming porch leading into a spacious lounge, a well-appointed kitchen leading onto the extension which could be used as a dining area/playroom and leads onto the rear garden. There is a separate utility area—perfect for modern family living.

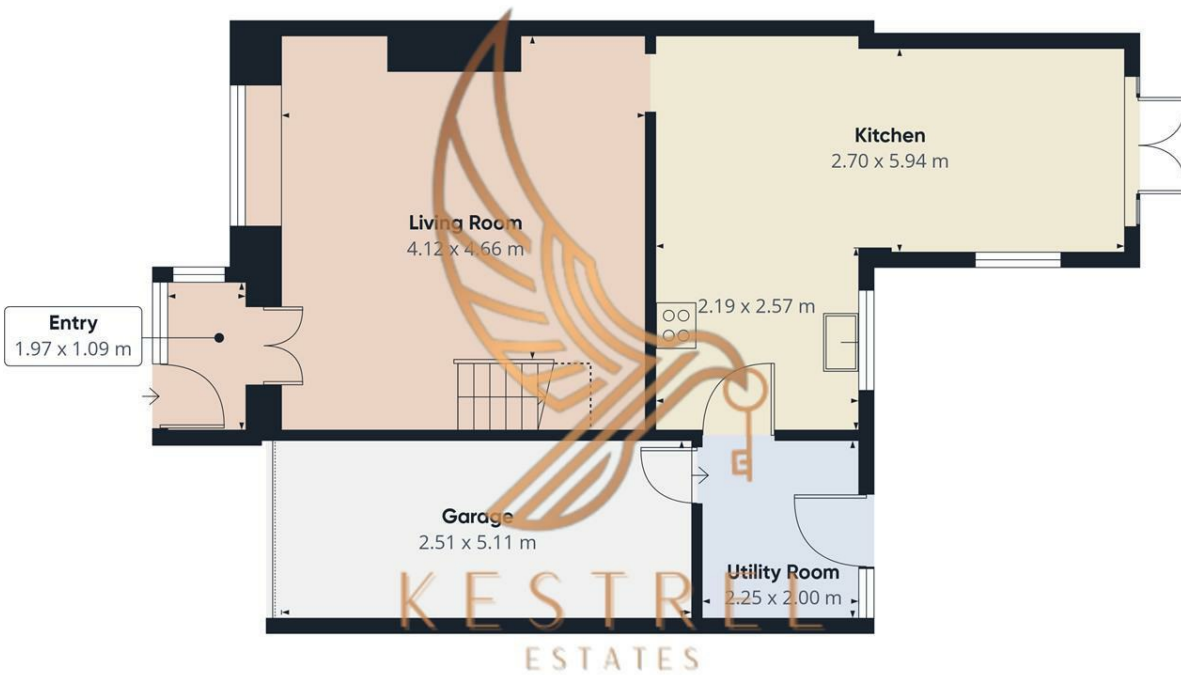
Upstairs, there are three bedrooms, including a deceptively spacious master bedroom, double 2nd bedroom and the 3rd bedroom, along with a well appointed family bathroom.

The property also benefits from an integral garage, providing additional storage.

Externally, the property offers off-road parking and is situated in a sought-after location, conveniently close to local schools, amenities, and transport links.

- Perfect for Families or First Time Buyers
- 3 Bed Semi-Detached
- Spacious Lounge & Kitchen
- Utility Room
- Excellent Sized Bedrooms
- Enclosed Rear Garden
- Close to Schools & Amenities
- Extended Property
- Garage & Off Road Parking
- Must See

£200,000



Approximate total area¹⁾
65.5 m²

Reduced headroom
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	75
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	