



## 15 Hague Park Walk, South Kirkby, Pontefract, WF9 3SR

For Sale – 3 Bedroom Semi-Detached Home | Ideal for First Time Buyers & Families

Situated in a convenient and popular area of South Kirkby, this well-proportioned three-bedroom semi-detached property offers spacious and practical accommodation, perfect for first-time buyers and growing families alike.

The property briefly comprises a welcoming entrance leading through to a spacious lounge to the front of the property. To the rear, a modern kitchen/diner offers ample storage and workspace, with plenty of room for family dining and everyday living.

To the first floor are three bedrooms, and a family bathroom with bath and overhead shower.

Externally, the property benefits from off-road parking and a garage, providing excellent storage and convenience. To the rear, there is an enclosed garden — ideal for children, pets, and outdoor entertaining.

Located close to well-regarded schools, local parks, and a range of amenities, together with great transport links, making the home a great property that ticks many boxes.

Early viewing is highly recommended to appreciate the space, location, and potential this fantastic home has to offer.

**£190,000**

- Perfect For First Time Buyers & Families
- 3 Bed Semi-Detached Home
- Open Plan Kitchen/Diner
- Spacious Lounge
- 3 Excellent Sized Bedrooms
- Family Bathroom
- Garage & Off Road Parking
- Rear Garden
- Great Location Close to Schools



Approximate total area<sup>(1)</sup>  
52.5 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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Floor 0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(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	