Park Row

The proactive estate agent

The Leys, South Kirkby, Pontefract, WF9 3UY

Offers Over £160,000

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Lead In

Tucked away within a modern and well-regarded cul-de-sac just off Stocking Gate, this three-bedroom semi-detached home offers an excellent opportunity for a range of buyers, including first-time purchasers, families, and investors alike.

The property benefits from a well-balanced layout, providing comfortable and practical living space throughout. With three good-sized bedrooms, there is ample room for growing families or those needing additional space for home working.

Externally, the home features both front and rear gardens, with the rear garden offering added versatility by doubling as off-street parking, accessed via secure double gates—an increasingly sought-after feature.

The location is particularly desirable, being within close proximity to local schools, shops, and everyday amenities, making it ideal for family living. In addition, there are excellent commuter links nearby, ensuring convenient access to surrounding towns and cities.

This attractive home is expected to appeal to a wide audience, and early viewing is highly recommended to fully appreciate the space, setting, and potential on offer. Call now to arrange your viewing.

Hallway

9'5" x 3'2" (2.86 x 0.97)

Access to the downstairs WC, living room ad the stairs leading to the first floor. Carpeted throughout.

WC

5'9" x 2'10" (1.74 x 0.86)

WC with low level flush. Wash hand basin with chrome taps. Central heated radiator. UPVC double glazed frosted window to the front aspect.

Living Room

15'2" x 11'6" (4.63 x 3.51)

Feature fire with hearth and surround. Access to storage cupboard. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen Diner

8'8" x 14'10" (2.65 x 4.52)

Range of high and low level kitchen units. Integrated oven with five ring hob and extractor hood over as well a dishwasher. Option to reconnect plumbing for washing machine. Space for fridge freezer. Sink with drainer and chrome mixer tap over. UPVC double glazed patio doors leading to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Hallway

Access to all three bedrooms and the shower room.

Bedroom One

9'9" x 11'5" (2.97 x 3.47)

Access to storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevation.

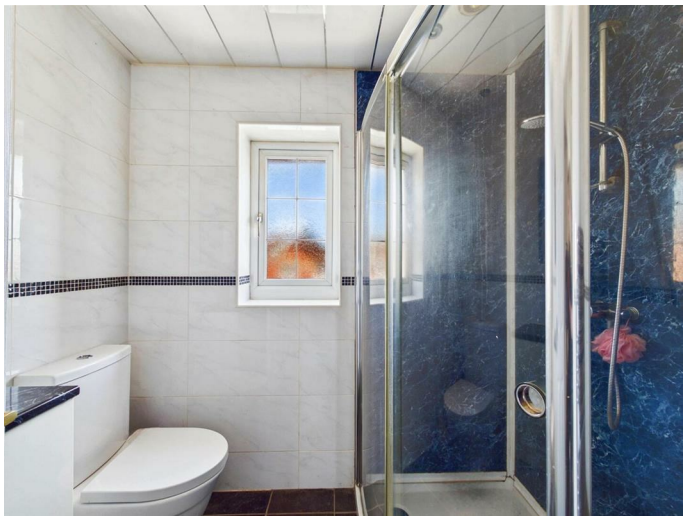
Bedroom Two
7'2" x 8'8" (2.18 x 2.63)

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

Bedroom Three
8'10" x 6' (2.70 x 1.84)

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

Shower Room
7'1" x 5'7" (2.15 x 1.69)



White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Tiled effect flooring.. Chrome central heated towel rail. UPVC double glazed frosted window to the side aspect.

External
There is a small rockery garden to the front of the property and a pathway to the front entrance. An enclosed rear garden is mainly laid to lawn with double gated access to the rear and space for off street parking.

HEATING & APPLIANCES
The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations

available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOUR'S

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

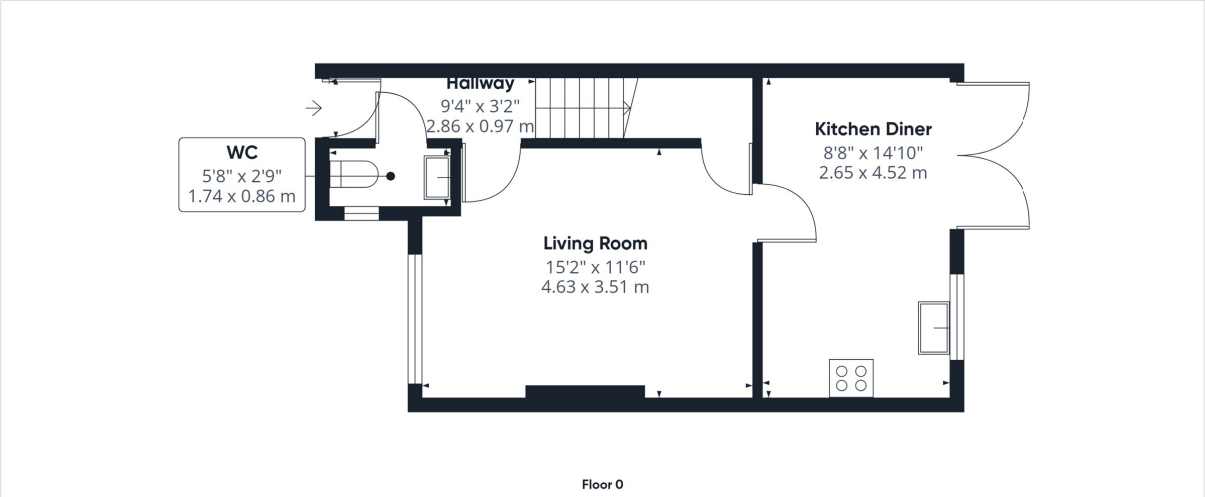
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

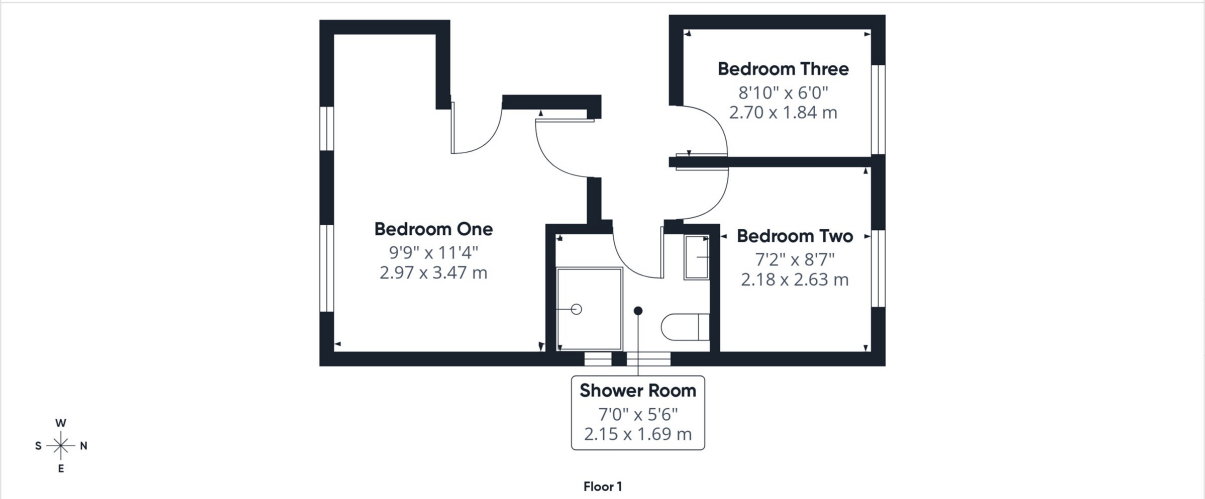
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

TENURE AND COUNCIL TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



Floor 0



Floor 1

Approximate total area(1)

678 ft²

63 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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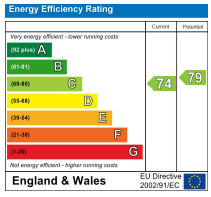

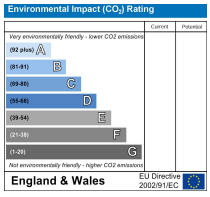

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