CROWN | ESTATE AGENTS

# Northfield Grange, Pontefract



**£180,000**

3 | 2 | 2 | 69

****REDUCED BY £20,000*** Nestled in the charming area of Northfield Grange, South Kirkby, Pontefract, this delightful detached house offers a perfect blend of comfort and modern living. Built in 2003, the property spans an inviting 732 square feet, providing ample space for families or those seeking a peaceful retreat. The surrounding area of South Kirkby is known for its community spirit and accessibility, making it an excellent choice for families and professionals alike. With local amenities and transport links nearby, this home not only provides comfort but also a lifestyle of ease.



- Modern Detached House
- Good size gardens
- Hall,large living room
- Open plan kitchen diner, sun lounge
- Main bedroom with en-suite shower
- Two further bedrooms and house bathroom
- Well placed for local amenities
- EPC Grade C
- Council Tax Band C
- Freehold

## Entrance Hall
6'0" x 3'2" (1.85 x 0.97)
With modern external door and stairs to the first floor.

## Lounge
14'2"x 12'1" (4.33x 3.69)
A good size family living space with front facing window giving ample natural lighting

## Dining Kitchen
15'2" x 8'8" (4.63 x 2.66)
Fitted with a good range of modern units to abase and wall height and having laminate work surfaces, inset sink and fitted oven and hob. French doors lead into the

## Sun Room
12'7" x 7'11" (3.85 x 2.42)
Great space to relax and enjoy the evening after dining.

## Landing
With useful storage cupboard off

## Bedroom 1
10'9" x 10'4" (3.29 x 3.16)
Good size maser with rear facing window and access off to the

## En-Suite Shower Room
5'1" x 4'9" (1.57 x 1.45)
With cubicle having sliding screen doors, pedestal wash hand basin and low level flush WC. Opaque window and central heating radiator.

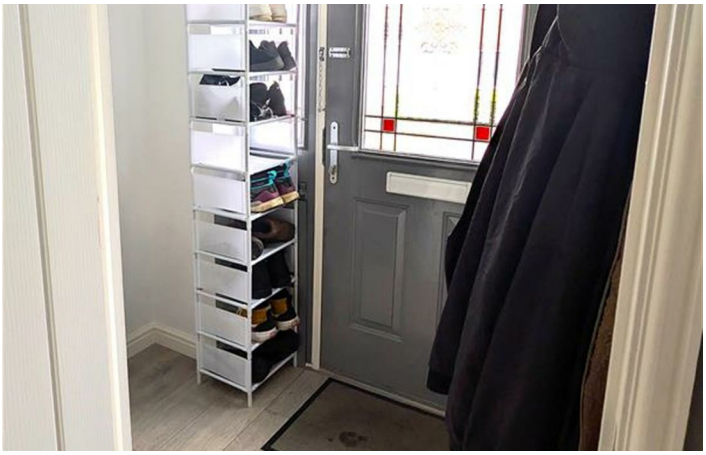
## Bedroom 2
12'1" x 6'0" (3.69 x 1.84)
Second bedroom facing to the front.

## Bedroom 3
6'7" x 5'9" (2.02 x 1.77)
Good size third bedroom situated at the front of the property

## Family Bathroom
7'6" x 4'8" (2.30 x 1.44)
Having a modern white suite of panelled bath wit mixer shower and screen over, pedestal wash hand basin and low level flush WC. Tiled surround and opaque window.

## External
The property enjoys a good size garden plot with lawn and parking to the front and an enclosed and private garde, mainly of lawn extending to the rear and side. A great space for children to play.










DO THE DISHES







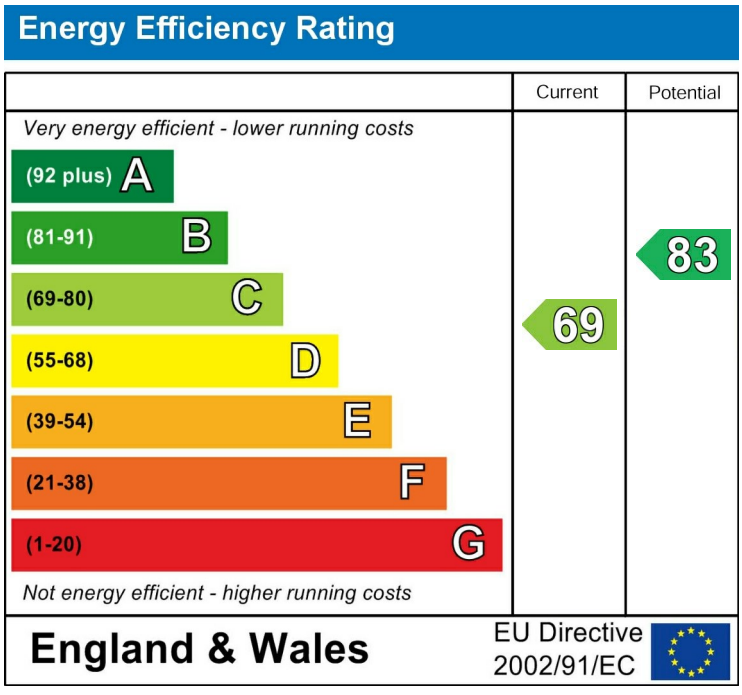
CROWN | ESTATE AGENTS

## Floor Plan










**Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.