## BEECROFT **ESTATES**



# 22 Grove Lane

South Kirkby, Pontefract, WF9 3PY

£155,000









Three-Bedroom Semi-Detached Home in South Kirkby

Situated close to local amenities, this spacious three-bedroom semi-detached property offers fantastic potential. While it would benefit from a little modernisation, it already boasts generous living accommodation, a side porch, garage, and a low-maintenance rear garden.

Inside, you'll find three well-proportioned bedrooms and ample living space, making it ideal for families or first-time buyers looking to create their perfect home.



**GROUND FLOOR** 

**ENTRANCE HALL** 

**DINING ROOM** 

**KITCHEN** 

**LOUNGE** 

SIDE PORCH

FIRST FLOOR

**BEDROOM ONE** 

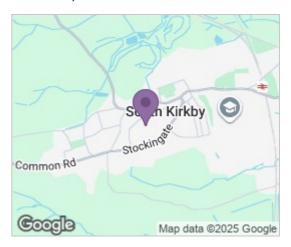
**BEDROOM TWO** 

**BEDROOM THREE** 

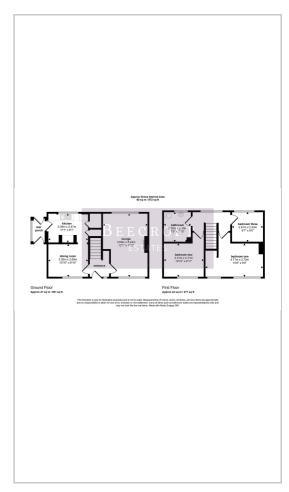
**BATHROOM** 

**OUTSIDE** 

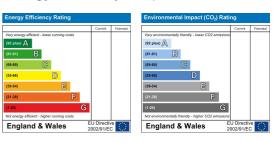
#### Area Map



#### Floor Plans



### **Energy Efficiency Graph**



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