



## 12 Vicarage Close, South Kirkby, Pontefract, WF9 3BP

Charming 3 Bedroom Detached Home – Lovely Development, South Kirkby

Set on an enviable plot within a sought-after development in South Kirkby, this spacious three-bedroom detached home offers comfort, character, and excellent potential. Complete with a garage, off-street parking, and a beautiful rear garden, this property is ideal for first-time buyers and families alike.

The property briefly comprises a welcoming reception hallway, a bright and airy lounge, and an extended kitchen with dining area — creating the perfect space for everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms and a house bathroom, all designed with space and practicality in mind.

Outside, the home enjoys a glorious garden to the rear, ideal for relaxing or spending time with family, as well as ample off-road parking and a garage for additional storage or workspace.

Situated in a lovely residential development close to local schools, amenities, and transport links, this charming home combines convenience, space, and great potential.

A must-see property to fully appreciate the size, setting, and opportunity on offer — early viewing is highly recommended.

**£210,000**

- 3 Bed Detached Home
- Perfect for First Time Buyers & Families
- Spacious Lounge
- Excellent Kitchen/Dining Room
- 3 Generous Bedrooms
- Beautiful Garden
- Garage & Off Road Parking
- Great Location
- Must See



Floor 0

Approximate total area<sup>(1)</sup>  
97 m<sup>2</sup>



Floor 1

(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.

GIRAFFE 360

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	75
EU Directive 2002/91/EC		